



Date:19.09.2024

To
Chief Conservator of Forest
Ministry of Environment, Forest and Climate Change
Regional Office (WCZ), Ground Floor
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001

Sub: Six Monthly Compliance Report for Period of October 2023 to March 2024 of Residential Project "OVO" at Survey No. 19/2, 19/3, 19/4, Undri, Dist. Pune, Maharashtra by Lushlife properties LLP.

Ref.: Environmental Clearance Letter No. SEAC-2023/CR- 177/TC-2 dated 03.12.2016.

Dear Sir/Madam

As per the condition laid down in the Environmental Clearance Letter, we are submitting herewith six-monthly compliance report of our Residential Project "OVO" for period of October 2023 to March 2024.

Hope this is in line with your requirement.

Thanking you

Yours Sincere,

A blue handwritten signature is written over a circular blue stamp. The stamp contains the text 'LUSHLIFE PROPERTIES LLP' around the perimeter and 'PUNE' in the center.

M/s. Lushlife properties LLP

CC: 1. SEIAA- Chairman, Environment Department,15th Floor, New Administrative Building, Mantralaya, Mumbai-400032

2. MPCB -Member Secretary, Kalpataru Point, 3rdand 4thfloor, Opp. Cine Planet, Sion Circle, Sion, Mumbai, Maharashtra 400022.

SIX MONTHLY COMPLIANCE REPORT

OF

**RESIDENTIAL AND COMMERCIAL PROJECT
“OVO”**

AT

**SURVEY NO. 19/2, 19/3, 19/4, UNDRI, DIST. PUNE,
MAHARASHTRA**

OF

M/s. LUSHLIFE PROPERTIES LLP

FOR

October 2023 to March 2024

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Section1: Purpose of the Report

As per the ‘Sub Para (i)’ of ‘Para 10’ of EIA Notification 2006 and Condition mentioned as a sub-point “(LIII)” of the terms and conditions of Environmental Clearance (EC) letter dated 3rd December 2016. It is mandatory to submit six monthly compliance report to show the status & compliance of all the conditions mentioned in EC letter, along with monitoring of various environmental parameters. Therefore, based on specific and general conditions mentioned in EC letter detailed compliance report is prepared.

Section 2: Project Details

M/s. Lushlife Properties LLP is constructing Residential project - ‘Ovo’ at Survey No. 19/2, 19/3, 19/4, Undri, Dist. Pune, Maharashtra. The project is designed as a self-sufficient establishment wherein infrastructure facilities such as water supply, power supply and communication facilities are proposed. Further the project proponent has made provision for waste collection and disposal, rain water harvesting and sewage treatment to ensure that project is environment friendly. The project proponent also proposes arrangement for safety; maintenance and security of residents. The main features of the project are as follows.

Sr. No.	Particulars	Details
1	Total Plot Area	31,900 m ²
2	Construction BUA (FSI + Non FSI)	65,435.96 m ²
3	No. of buildings	13 buildings & 1 Clubhouse
4	Domestic Water Requirement	350.025 m ³ / day
5	Recycled Water Requirement (For Flushing & Landscaping)	163.675 m ³ / day
6	Sewage Generation	249.315 m ³ / day
7	No. & Capacity of STP	1 STP of 245 KLD
8	Solid Waste Generation	1007.5 kg/day (Wet waste: 604.50 kg/day & dry waste: 403 kg/day)

Section 3: Present Site Conditions

Total 4 residential buildings (Building 2, 3, 4, 5 & 6) were completed at site covering 21,478.76 sq. m. built-up area (including FSI Area 12,636.16 sq. m. and non-FSI area 8,842.60 sq. m.). STP of 100 KLD was installed at site and Organic waste convertor was also installed at site.

Section 4: Post Environment Clearance Compliance Report

The proposal was considered, by the State Level Expert Appraisal Committee, Maharashtra in its 11th & 26th meetings and decided to recommend the project for prior environmental clearance to SEIAA. Information submitted was considered by SEIAA in its 87th & 102nd meetings. It is noted that the proposal is granted Environmental Clearance to the said project

under the provisions of Environment Impact Assessment Notification, 2006 subjected to implementation of the following terms and conditions:

General Conditions for Pre-constructions phase:

Sr. No.	EC Conditions	Compliance status
i.	This environmental clearance is issued for total built up area of 56,373.79 sq. m as approved by local Planning Authority.	Condition noted.
ii.	This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, circulars etc. issued by any. Judgments/orders issued by Hon'ble Court, Hon'ble NGT, Hon'ble supreme court regarding DCR provisions, environmental issue applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC & SEIAA. IF any discrepancy found in the plan submitted or details provided in the above para may be reported to the environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.	Condition noted.
iii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste will be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
iv.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Occupation certificate received for bldg. 2,3,5 & 6 dated 17.3.2017 & bldg. 4 dated 18.02.2021. Same is attached as Annexure 1
v.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment	The proposed project is in Undri, Pune and NOC from National Board for Wild life is not applicable.

	clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	
vi.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Yes, we will abide to the conditions stipulated by SEAC & SEIAA.
vii.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	The height, Construction built up area of proposed construction is in accordance with the existing FSI/FAR norms of the urban local body. Proposed project is in the residential zone as per the approved development plan of the area.
viii.	Consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We have received Consent to establish vide letter no. Format1.0/BO/RO-HQ/CC-1901002203 dated 29.01.2019 Copy of is attached as Annexure 2
ix.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase	Yes, we have provided necessary sanitary and hygienic measures & we will maintain it till the end of construction phase.

General Conditions for Construction Phase

i.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure & facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche & first aid room.	Yes, we had provided 15 nos. of labour hutments with all the necessary infrastructure & facilities. Now work has been stopped.
ii.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	We had provided tanker water for drinking & toilets with septic tanks. Necessary actions for safe disposal of wastewater and solid wastes had been taken.

iii.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	Separate storage bins are provided for wet & dry waste. Dry/inert solid waste will be disposed off to the approved sites for land filling after recovering recyclable material.
iv.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	All construction waste is collected and segregated properly at site. Most of it is reused for construction activity and surplus was disposed off safely at approved sites with prior approval of competent authority.
v.	Arrangement shall be made that waste water and storm water do not get mixed.	Necessary arrangement shall be made that waste water and storm water do not get mixed.
vi.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	We will be using the excavated topsoil for landscaping.
vii.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Condition noted.
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Green Belt Development shall be carried out considering CPCB guidelines & local native species trees will be planted
ix.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Condition noted.
x.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water	We are taking necessary measures during construction activity to avoid contamination of water courses.
xi.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra	Paint & used oil would be generated at site which will be disposed through MPCB authorized vendors.

	Pollution Control Board.	
xii.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	Condition noted. There is no DG set being used for construction phase.
xiii.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken	Condition noted. There is no external storage of diesel for operating DG sets
xiv.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	PUC checked vehicles are only allowed on site for transfer of material.
xv.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	We have provided site barricading to maintain the noise level as per standards by CPCB/MPCB. Monitoring reports are attached as Annexure 3
xvi.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	The proposed project is in Undri, Pune and provisions of Fly Ash is not applicable as per Notification.
xvii.	Ready mixed concrete must be used in building construction.	Yes, we are using ready mixed concrete.
xviii.	The approval form competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National building Code including measures from lighting.	Approval form competent authority shall be obtained for structural safety of the buildings and for firefighting equipment.

xix.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Storm water control and its re-use shall be done as per CGWB and BIS standards.
xx.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Yes, we have used pre-mixed concrete.
xxi.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The ground water level and its quality shall be monitored regularly.
xxii.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	We have installed STP of 100 KLD. Treated water will be used for flushing & landscaping. Excess treated water will be disposed into existing municipal line.
xxiii.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	No extraction of ground water shall be done.
xxiv.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Separation of gray and black water shall be done as per requirement.
xxv.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensorbased control.	Fixtures for showers, drinking shall be of low flow.
xxvi.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Use of glass shall be reduced.

xxvii.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Roof shall meet prescriptive requirement as per Energy Conservation Building Code.
xxviii.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Energy conservation measures like CFL, LED, Solar etc will be provided.
xxix.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	1 DG sets of 125 kVA shall be installed during operation phase & will be enclosed with appropriate stack height.
xxx	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	We have provided side barricading in order to maintain the noise levels as per the prescribed standards.
xxxi.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should	There is 1 no. of entry & exits provided from the adjoining 12 m wide road

	be fully internalized and no public space should be utilized.	
xxxii.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	There are no air-conditioned spaces.
xxxiii.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building is having adequate distance between them for movement of fresh air, ventilation & passage of natural light.
xxxiv.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Environment Management Cell is not provided till date for regular supervision.
xxxv.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	EC was granted on 03.12.2016 and construction was completed as per EC. EC letter is attached as Annexure 4
xxxvi.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Condition noted

General Conditions for Post-construction/operation phase

i.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	Installation of STP, MSW disposal facility, green belt development will be completed prior to giving occupation to the buildings. Treated water will be used for flushing & landscaping & the excess treated water will be disposed into existing municipal drain.
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	Para 2. Prior certification from appropriate authority shall be obtained.	
ii.	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.	We have installed OWC for treatment of wet garbage. The manure will be used for gardening.
iii.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Condition noted.
iv.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	Condition noted.
v.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	If any changes in the project, we would apply for amendment or expansion in Environmental Clearance.
vi.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	We have no separate environment management cell for implementation of environmental protection on site till date. We will soon be appointing a cell.
vii.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Condition noted.
viii.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at	We have published the advertisement in 1 local newspaper Prabhat 14.12.2016. The same is attached as Annexure 5

	Website at http://ec.maharashtra.gov.in .	
ix.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	Condition noted.
x.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Condition noted.
xi.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Currently our website is under construction, we will upload as soon as the website is working again.
xii.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective regional office of MoEF, the respective zonal office of CPCB and th SPCB.	Condition is noted
xiii.	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as	Form V is attached herewith as Annexure 6

	amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	
4.	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Condition noted.
5.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Condition noted.
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	Condition is noted.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29 th April, 2015.	Condition is noted.
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental	Condition is noted.

	protection measures required, if any.	
9	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Condition is noted.
10	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1stFloor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Condition is noted.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

पुणे महानगर

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: hqpmrda@gmail.com

अंशतः भोगवटा प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.7.6 नुसार)

जा.क्र. : DP/बीएचए/मौ.उंड्री/स.नं. १९/२ पै., १९/३ पै., १९/४ पै./प्र.क्र.१३७६/१६-१७/दि.१०/०३/२०१७

प्रति,

लश लाईफ प्रॉपर्टीज एल एल पी तर्फे श्री. तुलसीदास नंबियार

पत्ता :- लश लाईफ, ओवो, स.नं. १९, उंड्री, ता-हवेली, पुणे- ६०

मौजे - उंड्री, ता. हवेली, जि.- पुणे येथील स.नं. १९/२ पै., १९/३ पै., १९/४ पै., क्षेत्र -३१९००.०० चौ.मी. या जागेवर इमारतीचे सुधारित बांधकाम जिल्हाधिकारी, पुणे यांचेकडील अकृषिक आदेश क्र. पमह/एनए/एसआर/१२२/१३, दि- ०३/०१/२०१४ तसेच अन्वये आपणास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. राहुल माळवदकर लायसन्स नं. CA/93/15629 परवानाधारक वास्तुविशारद/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण /अंशतः पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

- 1) मंजूर नकाशातील इमारत क्र. विंग-२ = US+LS+11मजले (सदनिका -२१)
- 2) मंजूर नकाशातील इमारत क्र. विंग-३ = US+LS+11मजले (सदनिका -२१)
- 3) मंजूर नकाशातील इमारत क्र. विंग-५ = US+LS+11मजले (सदनिका -४३)
- 4) मंजूर नकाशातील इमारत क्र. विंग-६ = US+LS+11मजले (सदनिका -४३)

मा.महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

- 1) ग्रामसेवक, मौजे-उंड्री, ता-हवेली, जि-पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

परिशिष्ट 'ब'

- 1) अर्जदार/सदनिका धारक/गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- 2) अर्जदार/सदनिका धारक यांना सदनिका लागतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- 3) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्वखचनि व समाधानकारकरीत्या विकसित करणे आवश्यक आहे.
- 4) उंच इमारतींच्या अनुषंगाने पुणे महानगरपालिकाचे मुख्य अग्नीशमन अधिकारी यांनी पत्र.क्र. FB/7391, दि-06/08/2016 अन्वये दिलेल्या अग्नीशमन नाहरकत प्रमाणपत्रातील अटी व शर्तीची पूर्तता करणे अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- 5) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. 7.1 नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार/जमीन मालक/विकासक लश लाईफ प्रॉपर्टीज एल एल पी तर्फे श्री. तुलसीदास नंविहार यांनी रुपये- 200/- स्टॅम्प पेपरवर तसे नोटलाईज्ड हमीपत्र सादर केलेले आहे. त्यास अधिन राहून भोगवटा /अंशतः भोगवटा प्रमाणपत्र देण्यात येत आहे.
- 6) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- 7) विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र 51062.11 चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे 54549.00 चौ.मी. आहे. त्यामुळे या प्रकल्पास पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र घेणे आवश्यक आहे. त्यामुळे सदर प्रकल्पाकरिता पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र प्राप्त झाल्याशिवाय प्रत्यक्ष बांधकामास/विकासास सुरुवात करता येणार नाही. सदर अट प्रकल्पाचे अर्जदार/विकासक/जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहिल, तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-2014/CR-02/TC-3, दिनांक 30/01/2014 मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार/मालक/विकासक व वास्तुविशारद/अभियंता/स्ट्रक्चरल अभियंता/सुपरवायझर यांचेवर बंधनकारक राहिल.
- 8) विषयांकित जागेतील उर्वरित इमारतींचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार/मालक/विकासक यांचेवर बंधनकारक आहे.
- 9) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वखचनि करणे अर्जदार/जमीन मालक/विकासक यांचेवर बंधनकारक राहिल.

मा.महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे यांचे करिता

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५



बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०६७७/२०

दिनांक : १८/१२/२०२१

पार्ट-II

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

1223

भोगवटा पत्र इमारत/विंग-५ संपुर्ण.

श्री./श्रीमती मरा भाईक प्रॉपर्टीज एन्ड एवपी लॅफ. रोहन मलानी लॅफ.
 राहणार मरा भाईक. सी राहुन माळवकर समर्थ बिल्डिंग, प्लॉट No. 10,
भोक्शा रोसा. (B) S.No. 672/673 विवेकाजी पुणे-३१ यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलमे २५३/२५४ व एम्.आर.टी.पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ उंडी (नवीन रुद) घरांक
 फायनल प्लॉट क्र. / सर्व्हे क्र. १७/२५ सी.पी. स्कीम नंबर १७३५/१५ यांत
 इकडील संमतीपत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८८/०५६/२०, दिनांक : २५/०८/२०२० अन्वये
 बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमतीपत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक : १३/०१/२०२१ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

भाष्य नकाशा प्रमाणे उपयोगात आणावयाच्या बांधकामाचे वर्णन

मजले	वर्णन	एकूण
अप्पर स्टील्ट	संपूर्ण पार्किंग	
लोअर स्टील्ट	संपूर्ण पार्किंग	
प्रथिला मजला	१०१, १०२	२
दुसरा मजला	२०१, २०२	२
तिसरा मजला	३०१, ३०२	२
चौथा मजला	४०१, ४०२	२
पाचवा मजला	५०१, ५०२	२
सहावा मजला	६०१, ६०२	२
सातवा मजला	७०१, ७०२	२
आठवा मजला	८०१, ८०२, रिफ्युज एरिया	२
नऊवा मजला	९०१, ९०२	२
दहावा मजला	१००१, १००२	२
अकरावा मजला	११०१, ११०२	२

असे एकूण २२ सदनिका संपूर्ण पार्किंगसह फक्त

अट धरिण्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उक. सर्व मार्जिनल अंतरात व टेरसदरील शेड, पार्किंग वॉल करून अगर ग्रील लावून पार्किंग बंदित्त करणे इ.) केल्यात, कोणतेही पूर्व सूचना न देता सदरची संपूर्ण धनिदिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ योग्य संपुर्ण खर्च फलेंटधारक/मालक यांबेकडून वसूल करण्यात येईल.

सहायक अभियंता
 बांधकाम नियंत्रण विभाग,
 पुणे महानगरपालिका.

श्री. उष

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 4010437/4020781
/4037124/4035273
Fax : 24044532/4024068 /4023516
Email : rohq@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor, Sion- Matunga
Scheme Road No. 8, Opp. Cine Planet Cinema, Near
Sion Circle, Sion (E),
Mumbai - 400022

Infrastructure /LSI

Consent order No: Format1.0/BO/RO-HQ/CC-1901002203

Date-29/01/2019

To,
M/s. Lushlife Properties LLP "OVO",
Sr. no. 19 (part), Village-Undri, Tal-Haveli,
Dist - Pune.

Subject: Consent to Establish for residential building project under Red Category.
Ref :

1. Environmental Clearance granted vide no. SEAC-2013/CR-177/TC-2 dated 3.12.2016.
2. Minutes of Consent Committee meeting held on 14.12.2018.

Your application MPCB-CONSENT-0000016648 Dated: 28/11/2016

For: Consent to Establish for residential building project 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent to establish is granted for a period up to commissioning of the project or 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 50.22 Crs. (As per CA certificate submitted by project proponent)
3. The Consent to Establish is valid for construction of residential building project by M/s. Lushlife Properties LLP named as "OVO", at Sr. no. 19 (part), Village-Undri, Tal-Haveli, Dist - Pune on total plot area of 31900 sq.m. and total construction built up area 56373.79 sq. mtrs (as per EC dtd 3.12.2016, out of this 19785 sq.m. is already constructed) including utilities and services as per commencement certificate issued by local body.
4. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	249.315	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	2 x 150 KVA	2	As Per Schedule -II

6. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Bio-degradable	604.5 Kg/Day	OWC	Use as Manure

2	Non-biodegradable	403 Kg /Day	Segregation	Segregate and Hand over to Local Body for recycling
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7. Conditions under Hazardous & Other Waste (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: Nil
8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
11. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
12. Project Proponent shall comply with the conditions stipulated in Environmental Clearance obtained vide no. SEAC-2013/CR-177/TC-2 dated 3.12.2016.
13. The applicant shall not take any effective steps for implementation of the project beyond 56373.79 sq.m. before obtaining amendment in Environmental Clearance as per EIA notification, 2006 and amendments thereto, from SEIAA or clarification from SEIAA regarding EC.
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 19/8/2010, fencing of the site to protect it from getting encroached & construction of temporary shed(s) for the guard(s) & acquisition of land shall not be treated as an effective steps.
14. Project Proponent shall apply for Consent to Operate for constructed part i.e. 19785 sq.m. within 15 days.
15. Project Proponent shall submit Board Resolution from company Board, towards carrying out construction work without obtaining consent to establish from the MPC Board thus violated the provisions of Environmental Laws and in future, they will not do such violations and submit BG of Rs. 2 lakh towards submission of Board resolution within one month from date of issue of consent.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of -

Amount(Rs.)	DR No.	Received Date	Bank Name
347100	7606953	2018-04-20	HDFC Bank
347100	7606453	2018-10-19	HDFC Bank

Copy to:

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

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install Sewage Treatment Plants (STPs) with the design capacity of **262 CMD**.
- B] The Applicant shall operate the effluent 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27oC)	10
02	Suspended Solids	50
03	COD	100

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.

D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.

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 should 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

- 2) **Project proponent shall install online monitoring system for monitoring of BOD, SS and flow parameters at the outlet of STP.**
- 3) The industry should 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 water consumption is as under:

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	277.025



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1	DG Set (2x 150 KVA)	Acoustic enclosure	2.5*	Diesel	23.5	Lit/Hr	-	-

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment.
4. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards compliance of consent and EC conditions	Upto Commissioning of the project	Five years
2		Rs. 2 lakh		Towards submission of Board Resolution within one month from date of issue of consent	One month from date of issue of consent	One year

Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

- 1) The applicant should 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 should pay to the Board for the services rendered in this behalf.
- 2) The firm should strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system should be provided for collection of sewage effluents. Terminal manholes should be provided at the end of the collection system with arrangement for measuring the flow. No sewage should be admitted in the pipes/sewers downstream of the terminal manholes. No sewage should 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) should also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry should take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) 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 should 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 should comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste - The applicant should provide onsite municipal solid waste processing system & should comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 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) The industry should submit official e-mail address and any change will be duly informed to the MPCB.
- 9) The firm should 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.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**



GREEN CIRCLE, INC.

Integrated HSEQR Consulting Engineers, Scientists & Trainers
(Recognised By Ministry of Environment, Forest and Climate Change, New Delhi Under EPA 1986)
(F. No. - 15018 / 06 / 2016 - CPW)
(ISO 9001, 14001 & 45001 Certified Organisation)

Report No: - GCI/V/Lab/EM/19/24-25/Feb-00/0252

Date: 26.02.2024

ANALYSIS REPORT

Client details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/AA1
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	NEAR SECURITY GATE
		Date of Sampling	19.02.2024
Sampling Done By	Pragnesh	Date of Sample Received	20.02.2024
Analysis Starts On	20.02.2024	Sampling Instrument	RDS, FPS
Analysis Completion On	23.02.2024	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM ₁₀)	µg/m ³	61.2	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	44.5	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	15.1	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	23.2	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.3	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	21.3	100	NAAQS Guidelines
7	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH ₃	µg/m ³	15.4	400	NAAQS Guidelines
11	Benzene , C ₆ H ₆	µg/m ³	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



Authorized Signatory

CORP. OFFICE & R & D : Green Empire (Anupushpam), Above AXIS Bank, Nr. Yash Complex, Gotri Main Road, Vadodara - 390 021 (Gujarat), INDIA.
Tel.: +91 - 265 - 2371269 Cell: +91 93285 83835 Email: info@greencircleinc.com Website: www.greencircleinc.com

NEW DELHI GOA PUNE BENGALURU U.K. : ALSO AT : HYDERABAD KOLKATA DHARWAD MUMBAI PORT BLAIR
AUSTRALIA OMAN KUWAIT AFRICA : OVERSEAS : VIETNAM BANGLADESH MYANMAR SRI LANKA UAE



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Report No: - GCI/V/Lab/EM/19/24-25/Feb-00/0252

Date: 26.02.2024

ANALYSIS REPORT

Client details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/AA2
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	SOUTHWEST CORNER OF SITE
		Date of Sampling	19.02.2024
Sampling Done By	Pragnesh	Date of Sample Received	20.02.2024
Analysis Starts On	20.02.2024	Sampling Instrument	RDS, FPS
Analysis Completion On	23.02.2024	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1	Particulate Matter (PM ₁₀)	µg/m ³	65.3	100	IS 5182 : Part 23 : 2006
2	Particulate Matter (PM _{2.5})	µg/m ³	45.2	60	NAAQS Guidelines
3	Sulphur dioxide (SO ₂)	µg/m ³	18.3	80	IS 5182 : Part 2 : 2001
4	Oxides of Nitrogen (NO _x)	µg/m ³	23.4	80	IS 5182 : Part 6 : 2006
5	Carbon Monoxide CO	mg/m ³	0.5	2.0	IS 5182 : Part 10 : 1999
6	Ozone as O ₃	µg/m ³	21.2	100	NAAQS Guidelines
7	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10	Ammonia as NH ₃	µg/m ³	15.3	400	NAAQS Guidelines
11	Benzene , C ₆ H ₆	µg/m ³	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



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Report No: - GCI/V/Lab/EM/19/24-25/Feb-00/0252

Date: 26.02.2024

ANALYSIS REPORT

Client details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/AA3
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	NORTHEAST CORNER OF SITE
		Date of Sampling	19.02.2024
Sampling Done By	Pragnesh	Date of Sample Received	20.02.2024
Analysis Starts On	20.02.2024	Sampling Instrument	RDS, FPS
Analysis Completion On	23.02.2024	Sampling Method	IS 5182 : Part 5 : 1975

AMBIENT AIR ANALYSIS RESULTS

Sr. No.	Parameters	Unit	Results	National Ambient Air Quality Standards (NAAQS) amended 2009	Reference Method
1.	Particulate Matter (PM ₁₀)	µg/m ³	61.4	100	IS 5182 : Part 23 : 2006
2.	Particulate Matter (PM _{2.5})	µg/m ³	44.2	60	NAAQS Guidelines
3.	Sulphur dioxide (SO ₂)	µg/m ³	17.4	80	IS 5182 : Part 2 : 2001
4.	Oxides of Nitrogen (NO _x)	µg/m ³	21.6	80	IS 5182 : Part 6 : 2006
5.	Carbon Monoxide CO	mg/m ³	0.36	2.0	IS 5182 : Part 10 : 1999
6.	Ozone as O ₃	µg/m ³	26.4	100	NAAQS Guidelines
7.	Lead as Pb	µg/m ³	BDL (<0.1)	1.0	NAAQS Guidelines
8.	Nickel as Ni	ng/m ³	BDL (<1)	20	NAAQS Guidelines
9.	Arsenic as As	ng/m ³	BDL (<1)	6.0	NAAQS Guidelines
10.	Ammonia as NH ₃	µg/m ³	2.3	400	NAAQS Guidelines
11.	Benzene , C ₆ H ₆	µg/m ³	BDL (<0.01)	5.0	IS 5182 (Part 11):2006
12.	Benzo (a) Pyrene	ng/m ³	BDL (<0.1)	1.0	Gas Chromatography



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Report No: - GCI/V/Lab/EM/19/24-25/Feb-00/0252

Date: 26.02.2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/N1
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	As per table
		Quantity	NA
		Date of Measurement	19.02.2024
		Sampling Instrument	Sound Level Meter (HTC/SL-1352)
Measurement Done By	Pragnesh	Sampling Method	HTC/SL-1352 Inst. Manual

NOISE MONITORING RESULTS

Sr. No.	Location Name	Units	Day Time		Night Time	
			Results	MPCB Permissible Limit	Results	MPCB Permissible Limit
1.	Near Security Gate	dB (A)	51.2	55	40.3	45
2.	Southwest Corner of the Site	dB (A)	49.5	55	38.4	45
3.	Northeast Corner of the Site	dB (A)	50.8	55	41.2	45

Limits: Maharashtra pollution Control Board has prescribed 55dB (A) as an upper limit of noise level during day time and 45 dB (A) during night time for residential area.



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Date: 26.02.2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/S1
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	SOIL – GREEN BELT AREA
		Quantity	2.0 kg
Sampling Done By	Pragnesh	Date of Sampling	19.02.2024
Analysis Starts on	20.02.2024		
Analysis Completion On	23.02.2024	Sample Received Date	20.02.2024

SOIL ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Test Procedure
1	pH (1:5 Soil Suspension)	-	7.2	IS 2720 (Part 26):1987
2	Electrical Conductivity (1:5 Soil Suspension)	mS/cm	0.74	EPA Method 9045
3	Total Nitrogen as N	mg/kg	65.3	Kjeldhal Method
4	Phosphate as P	mg/kg	73.4	Olsen Method
5	Potassium as K	mg/kg	230	EPA 3050 B
6	Exchangeable Calcium as Ca	meq/100g	26.3	EPA 3050 B
7	Exchangeable Magnesium as Mg	meq/100g	31.2	EPA3050 B
8	Exchangeable Sodium as Na	meq/100g	0.87	EPA3050 B
9	Organic Carbon	%	1.20	-
10	Organic Matter	%	2.06	Walkley and Black Method
11	Texture	-	Clay Loam	Robinson Pipette Method

BDL =Below Detectable Limit DL =Detectable Limit



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Report No: - GCI/V/Lab/EM/19/24-25/Feb-00/0252

Date: 26.02.2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/DW1
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	Water supply at Project Site
		Quantity	2000 ml
Sampling Done By	Pragnesh	Date of Sampling	19.02.2024
Analysis Starts on	20.02.2024	Sampling Method	APHA 1060
Analysis Completion On	23.02.2024	Sample Received Date	20.02.2024

DRINKING WATER ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Permissible Limit as per IS 10500-2012	Reference Method
1	Colour	Hazen	Nil	5	APHA 22nd EDITION
2	Odour	-	No Odour	Unobjectionable	APHA 22nd EDITION
3	Taste	-	Agreeable	Agreeable	APHA 22nd EDITION
4	Turbidity	NTU	BDL(<0.5)	1	IS : 3025 Part 10-1984 (Reaff: 2002)
5	pH at 25 °C	-	6.7	6.5-8.5	IS : 3025 Part 11- 1983 (Reaff:2002)
6	Total Dissolved Solids	mg/l	223.24	500	IS : 3025 Part 16-1984 (Reaff:2003)
7	Total Alkalinity as CaCO ₃	mg/l	135	200	IS : 3025 Part 23- 986(Reaff:2003)
8	Total Hardness as CaCO ₃	mg/l	177.86	200	IS : 3025 Part 21-2009
9	Calcium as Ca	mg/l	30	75	IS : 3025 Part 40-1991 (Reaff:2003)
10	Magnesium as Mg	mg/l	25	30	APHA 22nd EDITION-3500 Mg-B
11	Chloride as Cl ⁻	mg/l	26	250	IS : 3025 Part 32-1988 (Reaff:2003)
12	Sulphate as SO ₄	mg/l	23	200	APHA 22nd EDN-4500- SO ₄ - E
13	Nitrate as NO ₃	mg/l	32	45	APHA 22nd EDN -4500- NO ₃ - B
14	Iron as Fe	mg/l	0.45	0.30	IS : 3025 Part 53-2003
15	Manganese as Mn	mg/l	BDL (<0.02)	0.10	APHA 22nd EDN -3500-Mn D
16	Fluoride as F	mg/l	0.81	1.00	APHA 22nd EDN -4500-F B&D
17	Lead as Pb	mg/l	BDL (<0.03)	0.05	IS:3025 Part 47 (Reaff:2003)
18	Copper as Cu	mg/l	BDL (<0.03)	0.05	IS:3025 Part 42 (Reaff:2003)
19	Zinc as Zn	mg/l	0.91	5.00	IS:3025 Part:49 (Reaff:2003)
20	Hexavalent Chromium as Cr ⁶⁺	mg/l	BDL (<0.03)	0.05	IS:3025 Part:37 (Reaff:2003)
21	Residual Free Chlorine as Cl ₂	mg/l	BDL (<0.10)	0.20	APHA 22nd EDN -4500-Cl B
22	Cadium as Cd	mg/l	BDL (<0.03)	0.003	IS:3025 Part 48(Reaff:2003)
23	Sodium as NA	mg/l	3.11	NS	IS:3025 Part 2: 2019
24	Potassium as K	mg/l	0.96	NS	IS:3025 Part 2: 2019
25	Aluminium	mg/l	BDL (<0.03)	0.03	IS:3025 Part:55 (Reaff:2003)

BDL =Below Detectable Limit



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Report No: - GCI/V/Lab/EM/19/24-25/Feb-00/0252

Date: 26.02.2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/WW1
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	Outlet sample of STP- 100 KLD
		Quantity	2000 ml
Sampling Done By		Date of Sampling	19.02.2024
Analysis Starts on	20.02.2024	Sampling Method	APHA 1060
Analysis Completion On	23.02.2024	Sample Received Date	20.02.2024

TREATED WATER ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Concentration not to be exceeded as per recent MPCB standards	Reference Method
1	pH at 25 °C	-	7.2	6.5-9.0	APHA 2025 B
2	BOD (3 days @ 27°C)	mg/l	5.1	10	APHA 5210
3	Total Suspended Solids	mg/l	13	20	APHA 2540 D
4	COD	mg/l	30	50	APHA 5220

BDL =Below Detectable Limit



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Date: 26.02.2024

ANALYSIS REPORT

Client Details		Sample Details	
Name	'Ovo' Project by M/s. Lushlife Properties LLP.	Sample Code	GCI/V/24/B1/M1
Address	Survey No. 19/2, 19/3, 19/4, Vill.- Undri, Tal- Haveli, Pune 41106	Location	Manure from OWC
		Quantity	2.0 kg
Sampling Done By	Pragnesh	Date of Sampling	19.02.2024
Analysis Starts on	20.02.2024		
Analysis Completion On	23.02.2024	Sample Received Date	20.02.2024

MANURE ANALYSIS RESULTS

Sr. No.	Parameter	Unit	Results	Limits as per FCO
1	pH	-	7.2	6.5-7.5
2	Moisture	%	17.2	<25
3	Colour	-	Blackish Brown	Dark brown to Black
4	Odour	-	Absence of Foul Smell	Absence of Foul smell
5	Bulk Density	gm/cm ³	0.31	<1.0
6	Total Organic Carbon	%	24.3	>14.0
7	Total Nitrogen as N	%	1.4	>0.8
8	Phosphate as P	%	0.6	>0.4
9	Potassium as K	%	0.5	>0.4
10	C:N ratio	-	17.2:1	<20:1
11	Particle Size	%	82 % pass through 4mm Sieve	Min 90% material pass through 4mm IS sieve



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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR- 177 /TC-2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 3rd December, 2016.

To,
M/s. Lushlife Properties LLP
404, Nucleus Mall, Church Road,
Camp, Pune- 411 001.

EC SEIAA -Item NO. 04, Meeting No. 102

Subject: Environment clearance for proposed residential project "OVO" at Sr. No. 19/2, 19/3, 19/4 Undri, Dist Pune by M/s. Lushlife Properties LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 11th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 87th & 102nd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

1	Name of Project	"OVO"
2	Project Proponent	Lush life Properties LLP
3	Consultant	M/s. Saitech Research & Development Organization
4	Accreditation of consultant (NABET Accreditation)	Sr. No. 80 in List ' A' of O.M. of MoEF, GoI, New Delhi Dated 30/09/2011
5	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Residential
6	Category	8(a)B2
7	Location of the Project	Survey No. 19/2,19/3,19/4, Undri, Pune-41106
8	Whether in Corporation /Municipal/other area	Undri Grampanchayat
9	Applicability of the DCR	Applicable (Town Planning)
1	IOD/IOA/Concession document Or any other form of document as applicable (-

	Clarifying its conformity with local planning rules & provision)	
1	Note on the initiated work (If applicable)	-
1	LOI / NOC from MHADA / Other approvals (If applicable)	Not Applicable
1	Total plot area (Sq. m.) Deductions Net plot area	Plot Area : 31900 m ² Deductions : 10483 m ² Net Plot Area : 21417 m ²
1	Permissible FSI (including TDR etc.)	34069.20 m ²
1	Proposed Built –UP Area (FSI & Non FSI)	65435.96 m ² (FSI – 34068.20 m2 + Non - FSI – 31367.76 m2)
1	Ground – coverage percentage (%) (Note : percentage of plot not open to sky)	5808.55 m ² 18.20 % of Total Plot Area
1	Estimated cost of the project	93.90 CR
1	No. of building & its configuration (s)	Residential: 13 Nos. of Bld. Wing 1: 2parking + 11 Floors 21 Flats Wing 2: 2parking + 11 floors 21 flats Wing 3: 2parking + 11 floors 21 flats Wing 4: 2parking + 11 floors 21 flats Wing 5 : 2parking + 11 floors 43 flats Wing 6 : 2parking + 11 floors 43flats Wing 7 : 2parking + 12 floors 23 flats Wing 8: 2parking + 12 floors 23 flats Wing 9 : 2parking + 12 floors 23 flats Wing 10: 2parking + 12 floors 23 flats Wing 11 2parking + 12 floors 47 flats Wing 12: 2parking + 12 floors 47 flats Wing 13 2parking + 12 floors 47 flats Commercial Building : NA Club House 1 : 750 m ²
1	Number of tenants and shops	403 Nos
2	Number of expected residents / users	Residential Users :2015 Commercial Users : Not Applicable
2	Tenant density per hector	250
2	Height of the building(s)	36 M
2	Right of way (width of the road from the nearest fire station to the proposed building(s)	12 M
2	Turning radius for easy access of fire tender movement from all around the building excluding the	7.50 m

	width for the plantation	
2	Existing structures(s)	Wing 2, Wing 3, Wing 5 & Wing 6
2	Details of the demolition with disposal (If applicable)	NA
2	Total Water Requirement	<p>Residential :</p> <p>Dry season :</p> <p>Source : Undri Grampanchayat</p> <p>Fresh Water : 350.025 m³/day</p> <p>Recycled Water (Flushing): 90.675 m³/day</p> <p>Recycled Water (Gardening):73.00 m³/day</p> <p>HVAC Makeup: NA</p> <p>Total Fresh water Requirement:186.35 m³/day</p> <p>Excess treated water: 85.64 m³/day</p> <p>Swimming Pool with club house :5 m³/day</p> <p>Fire fighting (Cum): 300000 Lit.</p> <p>Wet Season</p> <p>Fresh water: 277.025 m³/day</p> <p>Recycled water (Flushing): 90.675m³/day</p> <p>Recycled water (Gardening):0.00 m³/day</p> <p>HVAC Makeup :NA</p> <p>Total Fresh water Requirement : 186.35 m³/day</p> <p>Excess treated water:158.64 m³/day</p> <p>Swimming Pool :NA</p> <p>Fire fighting (Cum): 300000Lit.</p>
2	Details about Swimming Pool:	<p>Dimension of Swimming Pool: 13.50 Mtr X 6.50 Mtrs</p> <p>Total water Requirement in KLD: 97500 Ltr</p> <p>Water requirement in KLD:5 m³/day</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water:</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored:</p>
2	Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 3.5mto 5.5m</p> <p>Size and no of RWH tank(s) and Quantity :</p> <p>Capacity of RWH tanks:45m³</p> <p>Location of the RWH tank(s):Refer Annexure</p> <p>No. of recharge pits: 20 nos.</p> <p>Budgetary allocation (Capital cost and O & M cost):</p> <p>Capital cost :15 Lakhs</p> <p>O & M Cost : 0.5 Lakh/Annum</p>
3	UGT tanks	<p>Residential:</p> <p>Domestic UG tank Capacity :227 m³/day</p> <p>Flushing UG tank Capacity :136 m³/day</p> <p>Fire UG tank Capacity :300 m³/day</p>
3	Storm water drainage	<p>Natural water drainage pattern:</p> <p>Quantity of storm water: 860.27 m³/hr</p> <p>Size of SWD:600m x 600m</p>
3	Sewage and Waste water	Residential:

		<p>Sewage generation (CMD): 249.315 Capacity of STP (CMD):245.00 STP Technology: FMBR(Fluidized Media Bio Reactor) Commercial: NA Sewage generation (CMD): Capacity of STP(CMD): STP technology: Location of STP: for sewage treatment plant DG sets (during emergency) Residential, commercial & Club House: 150KVA x 2No Budgetary allocation (Capital cost and O & M cost): Capital Cost: 35 Lakhs O & M Cost: 9 Lakhs/Annum</p>										
31	Solid Waste Management	<p>Waste generation in the pre-Construction and Construction phase: Waste generation:20 Kg/day Quantity of the top soil to be preserved: Use For Landscaping Disposal of the construction way debris: Use for Leveling</p> <p>Waste generation in the operation phase Residential & commercial: 1007.5 Kg/day Biodegradable waste: 604.50 Kg/day Non-Biodegradable waste: 403Kg/day E-waste: NA Hazardous waste: NA Biomedical waste(Kg/month) (If applicable) STP sludge:22.43Kg/day</p> <p>Mode of Disposal of waste: Dry waste: Sold Out Wet waste: Organic Waste Converter STP sludge: Used as Manure</p> <p>Area requirement: Location(s): Refer Organic waste converter location on layout Total area provided for the storage & Treatment of the solid waste: 3 m² Budgetary allocation (capital Cost & O & M cost):</p> <p>Capital Cost:10 Lakhs O & M cost:1.2 Lakhs/annum</p>										
34	<p><i>Green Belt Development</i> Total RG area: 10636 m² (on ground 7856.00m² on podium 2780.00m²) Number & list of trees species to be planted in the ground RG: 492 Nos.</p> <p>List of Proposed Plantation for the scheme:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Botanical Name</th> <th>Common Name</th> <th>Qty.</th> <th>Characteristics & Ecological Importance</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td><i>Anthocephalus</i></td> <td>Kadamb</td> <td>19</td> <td>Medicinal value, To control soil Erosion</td> </tr> </tbody> </table>		No.	Botanical Name	Common Name	Qty.	Characteristics & Ecological Importance	1.	<i>Anthocephalus</i>	Kadamb	19	Medicinal value, To control soil Erosion
No.	Botanical Name	Common Name	Qty.	Characteristics & Ecological Importance								
1.	<i>Anthocephalus</i>	Kadamb	19	Medicinal value, To control soil Erosion								

	<i>Cadamba</i>			Birds, squirrels, monkeys eat fruits
2.	<i>Bauhinia purpurea</i>	Kanchan	108	Every part of plant is medicinal, Drought tolerant species
3.	<i>Bauhinia alba</i>	Kanchan	16	Native, Drought tolerant specie, Flowering, Ornamental, Attracts insects
4.	<i>Bombax ceiba</i>	Palas	24	Native, Drought tolerant specie, Hardy, Flowering, attracts birds & insects
5.	<i>Butea monosperma</i>	Pangara	23	Native, Drought tolerant specie, Hardy, Flowering, attracts birds & insects
6.	<i>Erythrina indica</i>	Pangara	50	Native, Drought tolerant specie, Hardy, Flowering, attracts birds & insects
7.	<i>Ficus microcarpa</i>	Nandruk	26	Native, Drought tolerant specie, Hardy, Flowering, attracts animals & birds
8.	<i>Lagerstremia flosregina</i>	Taman	71	Native, Medicinal value, To control soil erosion
9.	<i>Mesua ferrea</i>	Nag champa	48	Native, Fragrant flowers, Attracts insects
10.	<i>Michelia champaca</i>	Son chafa	20	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing
11.	<i>Plumeria alba</i>	Dev chafa	28	Flowering, Fast Growing, Hardy, Ornamental form
12.	<i>Plumeria rubra</i>	Dev chafa	19	Flowering, Fast Growing, Hardy, Ornamental form
13.	<i>Spathodea campanulata</i>	Pichkari	40	Naturalised, hardy, Flowering, Attracts insects & birds
<i>Total trees</i>			492	

3. Number & list of shrubs & bushes species planted in the podium RG:

Sr.No.	Botanical Name	Common Name
1	<i>Nerium oleander pink</i>	Kanher
2	<i>Bougainvillea</i>	Bougainvillea Deep Purple
3	<i>Canna species (yellow)</i>	Canna Dwarf Yellow
4	<i>Calliandra emarginata</i>	Powder Puff Dwarf

	<p>5 <i>Cassia biflora</i> Cassia Biflora</p> <p>6 <i>Gardenia jasmenoides</i> Anant</p> <p>7 <i>Murraya exotica</i> Kamini</p> <p>8 <i>Allamanda nerifolia</i> Allamanda</p> <p>9 <i>Hibiscus rosea sinensis</i> Jaswand</p>
	<p>Budgetary allocation (capital cost O & M Cost): Capital Cost:250 Lakhs O & M:9.50 Lakh / Year</p>
3	<p>Energy</p> <p>Power Supply: Total DG power consumption for residential buildings : 150KVA x 2 nos Total DG power consumption for clubhouse and commercial buildings</p> <p>Energy saving measures The following Energy Conservation Methods are proposed in the project: Energy Saving measures – CFL, LED, Solar, etc The following Energy Conservation Methods are proposed in the project: Detail calculations & % of saving: 33.15% Compliance of the ECBC guidelines : (Yes/No) (If yes then submit compliance in tabular form): Yes Budgetary allocation (Capital cost and O & M cost): Capital Cost : 75.00Lakh O & M Cost : 2.50 Lakh/Year</p> <p>Number and capacity of the DG sets to be used: 150KVA x 2 nos</p>
3	<p>Environmental Management Plant Budgetary Allocation: During Construction Phase: During Operation Phase:</p> <p>Construction Phase (With break up): Capital Cost – STP – ` . 35 Lakh. RWH – ` 15 Lakh MSW – ` 10 Lakh Solar system – ` 75Lakh Landscape – ` . 250Lakh Safety Equipments - 10 Lakhs</p> <p>O& M cost (Please ensure manpower and other details): -</p> <p>Operation Phase(with break Up)- Capital Cost - Nil O & M cost(Please ensure manpower and other details)- STP – ` 9.00 Lakh/Year RWH – ` 0.5 Lakh/Year MSW – ` 1.2 Lakh/Year</p>

		<p>Solar system – ` 2.5 Lakh/Year Landscape – ` 9.5 Lakh/Year Post EC Monitoring – ` 0.75 Lakh/Year</p> <p>Quantum & generation of Corpus Fund and Commitment - Certain amount will be recovered for individual flat owners at the time of sale & will be given to society. Responsibility for Further O&M - 2 years</p>
3	<p>Traffic Management Parking Statement</p> <p>Residential: Commercial:</p>	<p>Nos. Of the Junction to the main road & design of confluence - Traffic Management Plan. Parking details: Number & area of basement – Number & area of podia - Total parking area - 6697.6 m² plus driveways m² Area per car – 30 m² 2- Wheeler – 404Nos. 4-Wheeler – 164 Nos. Width of all Internal road (m):12.00m</p>

3. The proposal has been considered by SEIAA in its 87th & 102nd meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre- construction phase: -

- (i) This environment clearance is issued for total built up area of 56,373.79 Sq.m as approved by Local Planning Authority.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (iv) The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- (v) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily

implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

- (vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (viii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

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

- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the

maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

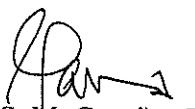
- (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.

- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
 - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
 7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Metropolitan Regional Development Authority (PMRDA)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on)

कारवाई

आहे. दुसरा आरोपी मात्र पसार झाला आहे. दरम्यान राज्य उत्पादन शुल्क विभागाच्या भरारी पथकाने अत्यंत थरारक असा पाठलाग करून आरोपीला पकडण्यात यश आले आहे. बाळासाहेब

कारमधून दारूच्या बॉक्सची वाहतूक करित होता.

ही माहिती समजताच उत्पादन शुल्क अधीक्षक भाग्यश्री जाधव-खेतमाळी यांना ही माहिती देण्यात आली. त्यानुसार भरारी पथकाचे प्रमुख बी. ए. जावळीकर यांना कारवाई करण्याचे आदेश दिले.

जाहीर सुचना

आम्ही मे. लशलार्इफ प्रॉपर्टीज एलएलपी कंपनी सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या सर्व्हे नं. १९/२, १९/३, १९/४ उंद्री, जिल्हा पुणे, महाराष्ट्र येथील निवासी प्रकल्प 'ओवो' ला दिनांक ३ डिसेंबर २०१६ रोजी पत्र क्र. SEAC-2013/CR-177/TC-2 अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिली आहे. सदर मान्यतापत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://www.ec.maharashtra.gov.in> या संकेतस्थळावर उपलब्ध आहे.

मे. लशलार्इफ प्रॉपर्टीज एलएलपी
कंपनी

PUBLIC NOTICE

We, M/s. Lushlife Properties LLP hereby bring to the kind notice of general Public that Environment Department, Government of Maharashtra has been accorded Environmental Clearance for our Residential project Ovo located at plot bearing Survey No. 19/2, 19/3, 19/4, Undri, Dist. Pune, Maharashtra vide letter dated 3rd December, 2016 bearing file No. SEAC-2013/CR-177/TC-2. The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the Website of the Department of Environment, Government of Maharashtra at <http://ec.maharashtra.gov.in>

M/s. Lushlife Properties LLP
(R.O. No. 1612000365)



MAHAGENCO
Maharashtra State Power Generation Co. Ltd.

Maharashtra State Power Generation Co. Ltd.

BTPS e-Tender Notice Code No.42190

Online tenders are invited in two separate bids from registered, experienced and reputed contractors for the following works at Bhusawal Thermal Power Station, Deepnagar.

(1) Description of Works: Bi-Yearly maintenance contract for mechanical



Maharashtra Pollution Control Board

महाराष्ट्र प्रदूषण नियंत्रण मंडळ

FORM V

(See Rule 14)

Environmental Audit Report for the financial Year ending the 31st March 2024

Unique Application Number

MPCB-ENVIRONMENT_STATEMENT-0000070461

Submitted Date

19-09-2024

PART A

Company Information

Company Name

Residential Project - OVO

Application UAN number

MPCB-CONSENT-0000016648

Address

13, SANT KUTIR, 2ND FLOOR, LINK ROAD, KHAR, WEST, MUMBAI

Plot no

Survey No. 19/2, 19/3, 19/4

Taluka

Haveli

Village

Undri

Capital Investment (In lakhs)

5022

Scale

L.S.I

City

Pune

Pincode

411060

Person Name

Rohan Malani

Designation

Managing Director

Telephone Number

9689890310

Fax Number

Email

lushlifeproperties10@gmail.com

Region

SRO-Pune II

Industry Category

Orange

Industry Type

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

Last Environmental statement submitted online

yes

Consent Number

MPCB-CONSENT-0000016648

Consent Issue Date

2019-01-29

Consent Valid Upto

2024-01-28

Establishment Year

2019

Date of last environment statement submitted

Jan 1 1900 12:00:00:000AM

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

Product Information

Product Name

NA

Consent Quantity

0

Actual Quantity

0

UOM

CMD

By-product Information

By Product Name

NA, This is a Building construction Project.

Consent Quantity

0

Actual Quantity

0

UOM

CMD

Part-B (Water & Raw Material Consumption)

1) Water Consumption in m3/day

Water Consumption for Process	Consent Quantity in m3/day	Actual Quantity in m3/day
Cooling	0.00	0.00
Domestic	277.25	86.00
All others	0.00	0.00
Total	277.25	86.00

2) Effluent Generation in CMD / MLD

Particulars	Consent Quantity	Actual Quantity	UOM
Domestic Effluent	249.315	75	CMD

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

Name of Products (Production)	During the Previous financial Year	During the current Financial year	UOM
OTHERS	0	0	CMD

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

Name of Raw Materials	During the Previous financial Year	During the current Financial year	UOM
NA	0	0	CMD

4) Fuel Consumption

Fuel Name	Consent quantity	Actual Quantity	UOM
Diesel (2 X 150 & 1 x 125 KVA)	23.5	30.25	Ltr/Hr

Part-C

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

[A] Water

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged (Mg/Lit) Except PH,Temp,Colour	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
Treated Waste Water	28	0	NA	BOD - 10 mg/l SS20 mg/l COD -50 mg/l	NA

[B] Air (Stack)

Pollutants Detail	Quantity of Pollutants discharged (kL/day)	Concentration of Pollutants discharged (Mg/NM3)	Percentage of variation from prescribed standards with reasons	Standard	Reason
	Quantity	Concentration	%variation		
DG Sets (KVA) 2 X 150 & 1 x 125	0	0	NA	NA	NA

Part-D

HAZARDOUS WASTES

1) From Process

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

2) From Pollution Control Facilities

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

Part-E

SOLID WASTES

1) From Process

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
Wet Waste	173	173	Kg
Wet Waste	173	173	Kg
Dry waste	115	115	Kg
Dry waste	115	115	Kg

2) From Pollution Control Facilities

Non Hazardous Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
STP Sludge	7	7	Kg
STP Sludge	7	7	Kg

3) Quantity Recycled or Re-utilized within the unit

Waste Type	Total During Previous Financial year	Total During Current Financial year	UOM
0	0	0	Ltr/A

Part-F

Please specify the characteristics(in terms of concentration and quantum) of hazardous as well as solid wastes and indicate disposal practice adopted for both these categories of wastes.

1) Hazardous Waste

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

2) Solid Waste

Type of Solid Waste Generated	Qty of Solid Waste	UOM	Concentration of Solid Waste
Bio Degradable waste	173	Kg	60 % of total waste Treated in Owc & Converted to Manure and used for gardening
Bio Degradable waste	173	Kg	60 % of total waste Treated in Owc & Converted to Manure and used for gardening
Non Bio Degradable waste	115	Kg	40 % of total waste hand over to authorize vendor
Non Bio Degradable waste	115	Kg	40 % of total waste hand over to authorize vendor

Part-G

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

Description	Reduction in Water Consumption (M3/day)	Reduction in Fuel & Solvent Consumption (KL/day)	Reduction in Raw Material (Kg)	Reduction in Power Consumption (KWH)	Capital Investment(in Lacs)	Reduction in Maintenance(in Lacs)
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STP	43	0	0	0	35	0
OWC	0	0	0	0	10	0

Part-H

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

[A] Investment made during the period of Environmental Statement

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Safety Equipments	To maintain hygienic condition	10
Sewage treatment	STP Operation & maintenance	9
Rain water Harvesting	Recharging Existing ground eater table	0.5
Solid waste	Collection & segregation & management of MSW	1.2
Solar System	Energy Saving Measures	2.5
Landscape	Plantation of new trees & Maintenance of existing trees	9.5
Post EC Monitoring	To monitor Sustainability of Environmental Infrastructure	0.75

[B] Investment Proposed for next Year

Detail of measures for Environmental Protection	Environmental Protection Measures	Capital Investment (Lacks)
Safety Equipments	To maintain hygienic condition	10
Sewage treatment	STP Operation & maintenance	9
Rain water Harvesting	Recharging Existing ground eater table	0.5
Solid waste	Collection & segregation & management of MSW	1.2
Solar System	Energy Saving Measures	2.5
Landscape	Plantation of new trees & Maintenance of existing trees	9.5
Post EC Monitoring	To monitor Sustainability of Environmental Infrastructure	0.75

Part-I

Any other particulars for improving the quality of the environment.

Particulars

NA

Name & Designation

Rohan Malani, Partner

UAN No:

MPCB-ENVIRONMENT_STATEMENT-0000070461

Submitted On:

19-09-2024