

Imperium Rise

Six Monthly compliance report for
Apr 2020-Sept 2020

Commercial construction project:
Hinjewadi Pune

By Gera Developments Pvt. Ltd.

Date:

To,

The Additional Director (S),

Ministry of Environment and Forest and Climate Change

Regional Office (WCZ), Ground Floor,

East Wing, New Secretariat Building,

Civil Line, Nagpur, Maharashtra-440001.

Sub: Submission of Compliance for Environmental Clearance for construction of commercial Project "Imperium Rise" at Hinjewadi, Pune for the period of April 2020- Sept 2020

Ref: Amendment of Environment clearance letter vide No. SEIAA-EC-0000001078 dated 20 Feb 2019

Respected Sir,

With reference to the abovementioned subject, please find enclosed point wise compliance report of environmental clearance with relevant annexures as per condition laid down by the Ministry of Environment and Forest in its Amendment of Environment clearance letter No. SEIAA-EC-0000001078 dated 20 Feb 2019

Kindly acknowledge.

Thanking you,

Yours Sincerely,

For Gera Developments Pvt.Ltd.


Authorized Signatory



Encl:

1. Data Sheet
2. Pointwise compliance of EC conditions
3. Annexures
4. EC copy

Copy to: 1. Member Secretary, Maharashtra Pollution control Board
2. Member secretary, SEIAA, Maharashtra

Enclosures

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Ministry of Environment and Forest
Regional Office, Nagpur

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	New construction project (8b)
2.	Name of the project	:	Imperium Rise
3.	Clearance letter (s) / OM No. and Date	:	Amendment of environmental clearance is done vide EC No. SEAC-EC-0000001078 dated 20 Feb 2019
4.	Location	:	Plot no.1B, Rajiv Gandhi Infotech-Biotech Park, Phase-II, Village -Man,
	a. District (S)	:	Mulashi
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	18.5969° N, 73.7194° E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Kshitija Bidwai 200, Gera Plaza, Boat Club Road Sangamwadi, Pune 411001 Mobile: 9822020899
	b. Address of Executive Project: Engineer/Manager (with pincode/ Fax numbers)	:	Reji Menon 200, Gera Plaza, Boat Club Road Sangamwadi, Pune 411001
6.	Salient features	:	
	a. of the project	:	Commercial construction project: officers and restaurant. Area Statement enclosed Annexure I Total Plot Area: 14,855 m ² FSI : 29411.85 m ² Non FSI : 23588.00 m ² Total : 53,000 m ²
	b. of the environmental management plans	:	Environment management plan enclosed as Annexure II
7.	Breakup of the project area	:	As mentioned in 6a
	a. submergence area forest & non-forest	:	Not Applicable
	b. Others	:	Not Applicable

8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan	:	Not applicable
	a. SC, ST/Adivasis	:	Not applicable
	b. Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not applicable
9.	Financial details	:	
	a. Project cost as originally planned and subsequent-revised estimates and the year of price reference:		
	1. Total Cost of the Project	:	Project Cost: 114.41 CR
	b. Allocation made for environmental management plans with item wise and year wise Break-up.	:	Environment Management plan Enclosed as Annexure II
	c. Benefit cost ratio / Internal rate of Return and the year of assessment	:	Not Applicable
	d. Whether (c) includes the cost of environmental management as shown in the above.	:	Not Applicable
	e. Actual expenditure incurred on the project so far	:	Actual Expenditure of project is projected in EC
	f. Actual expenditure incurred on the environmental management plans so far		Enclosed Environment Management Plan Annexure II
10.	Forest land requirement	:	
	a. The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b. The status of clearing felling	:	Not Applicable
	c. The status of compensatory afforestation, it any	:	Not Applicable

	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.		The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:	Not Applicable
12.		Status of construction	:	Status of Construction Enclosed Annexure III
	a.	Date of commencement (Actual and/or planned)	:	
	b.	Date of completion (Actual and/or planned)	:	Project is yet to complete in all respect awaiting occupancy certificate. Occupancy is not yet given.
13.		Reasons for the delay if the Project is yet to start	:	Not Applicable
14.		Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	No
	b.	Date of site visit for this monitoring report	:	No
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)	:	Kshitija Bidwai 200, Gera Plaza, Boat Club Road Sangamwadi, Pune 411001 Mobile: 9822020899
		(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	No

Part A

Project Information

Sr. No.	Particular	Project information	Status
1.	Name of Project	Gera Imperium Rise	No change in name of project
2.	Name, contact number & address of Proponent	Ms. Reji Menon Gera Development Pvt. Ltd. 200, Gera Plaza, boat club Road , Pune 020 – 26165580	No change in project proponent name
5.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Commercial project	Commercial project comprising shops, offices and restaurant.
6.	New project/expansion in existing project/modernization/diversification in existing project	Amendment	Amendment of environmental clearance is done vide EC No. SEAC-EC-0000001078 dated 20 Feb 2019
7.	If expansion whether environment clearance has been obtained for existing project	Yes 1. We have obtained the environmental clearance vide Environmental clearance letter No. SEAC OOO-2015/CR-125/TC-3 dated 12/7/2016 2. We have received sanction vide commencement certificate no. EE/IT/TB/A17019of2018 dated 11/01/2018 for FSI 29710 Sqm	This Compliance report is prepared for amendment of EC
8.	Location of the project	Plot no.1B, Rajiv Gandhi Infotech-Biotech Park, Phase-II, Village –Man, Taluka- Mulshi, Pune, Maharashtra	No change /amendment in project address

7.	Whether in Corporation / Municipal / other area	MIDC	Project is within MIDC area
8.	Applicability of the DCR	MIDC-DCR	MIDC-DCR is applicable
9.	IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Sanction plan from MIDC vide No. EE/IT/TB/A17019 of 2018 dated 11/01/2018 Approved Built up area: 53000 Sqm	Construction as per sanction plan mentioned in EC
10.	Note on the initiated work (If applicable)	We have initiated the work on site as per environmental clearance and sanctions received	Construction as per sanction plan mentioned in EC
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA	NA
12.	Total Plot Area (sq. m.) Deductions Net Plot area	Total Plot Area: 14,855 m ² Deductions : --- Net plot area : 14,855 m ²	Construction is in accordance with plan sanction from MIDC
13.	Permissible FSI (including TDR etc.)	Permissible FSI : 29411.85 m ²	Construction is in accordance with plan sanction from MIDC
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI : 29411.85 m ² Non FSI : 23588.00 m ² Total : 53,000 m ²	Construction is in accordance with plan sanction from MIDC
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	5258 m ² (35.43%)	Construction is in accordance with plan sanction from MIDC
16.	Estimated cost of the project	INR 114.41 Cr	Projected cost is as per EC

17.	No. of building & its configuration(s)				Refer Annexure III: construction status
		Buildin g Type	No. of Buil ding s	No. of Floors	
		Buildin g -1	1	2B+LGF+GF+UGF +14 Floors	
		Buildin g -2	1	2B+3 floors	
18.	Number of tenements and shops	Shops = 51 no's Offices = 495 no's Restaurant= 11Nos			Construction is in accordance with plan sanction from MIDC
19.	Number of expected residents / users	3280			Construction is in accordance with plan sanction from MIDC Applied for revision in EC as per the latest MIDC sanction
20.	Tenement density per hector	NA			NA
21.	Height of the building(s)	Building 1- 65.46 m Building 2- 14.22 m			Construction is in accordance with plan sanction from MIDC
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	40 m wide external road, nearest fire station-Hinjewadi MIDC is about 6 km from the site.			Details are same as given in EC
23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9 m			We have provided appropriate road width for easy access for fire tender movement

24.	Existing structure(s)	Currently there are existing structures on site which will be demolished in due course of time as per project requirement.	We have demolished existing structure
25.	Details of the demolition with disposal (If applicable)	1. Material to be reused a. MS angle=Approximately 3MT, will be used for Site Barricade b. MS sheet= Approximately 1000 Sqm will be used for Site Barricade c. Glass partition= Approximately 540Sqm Will be used at Sample unit at other project d. Sanitary wares Will be used at Sample unit at other project 2. The following debris will be used in ground leveling and filling for the internal road. a. RCC, BBM, Plaster & Tiles = 280 cum,.	The MS angles & Sheets were used for site barricading & temporary arrangement of the material storage, The glass partition & sanitary ware was utilized in the relocated sales office. The construction debris was used for back filling wherever possible.
26.	Total Water Requirement	Commercial: Dry season: Source: MIDC • Freshwater: 110m³/day • Recycled water (Flushing): 60m³/day • Recycled water (Gardening): 15 m³/day • HVAC Makeup: NA • Total Fresh water Requirement: 110 m³/day • Excess treated water: 44m³/day • Firefighting (Cum): 320 m³ Wet Season: • Fresh water: 110m³/day • Recycled water (Flushing): 60 m³/day • Recycled water (Gardening): NA • HVAC Makeup: NA • Total Fresh water Requirement: 110	Water requirement calculated as per standard. No occupancy given. Operation of systems is not started.

		m^3/day - Excess treated water: $58\text{m}^3/\text{day}$ - Firefighting (Cum): 320 m^3	
27.	Details about Swimming Pool:	NA	NA
28.	Rain water Harvesting (RWH)	Level of the Ground water table: Pre-monsoon: 20 m below ground level Post monsoon: 6 m below ground level - Size and no of RWH tank(s) and Quantity: 1 tank of 75 m^3 - Location of the RWH tank(s): At 2nd level Parking. - Size, no of recharge bore well and Quantity: NA - Recharging Pit with Bore well: 6 no - Grease cum De-silting chamber: 6 no - Surface RWH Units: NA	Rainwater harvesting tank of capacity 75 m^3 is provided 6 Number of recharge pits are provided.
29.	UGT tanks	Domestic UG tank Capacity: 150 m^3 Flushing UG tank Capacity: 160 m^3 Raw water tank : 45 m^3 Fire UG tank Capacity: 300 m^3	Underground water tanks of capacities as mentioned in EC are provided as per design calculations.
30.	Storm water drainage	- Natural water drainage pattern: - East to West - Quantity of storm water: $0.274\text{ m}^3/\text{sec}$ - Size of SWD : 300 mm wide trench (depth variable)	Strom water drainage provided as per design calculations mentioned in EC and
31.	Sewage and Waste Water	- Residential: - Sewage generation (CMD): $150\text{ m}^3/\text{day}$ - Capacity of STP(CMD): 170 m^3 - STP technology: MBBR - Location: near Parking area 45.72 m^3 - Budgetary allocation (Capital cost and O & M cost): - Capital Cost: - Rs.41 lacs - O & M cost: - Rs. 4 lacs/annum	Sewage treatment plant of capacity 170 KLD with MBBR technology is installed and commissioned on site as mentioned in EC Commissioning certificate and technology details are enclosed as Annexure IV

32.	Solid waste Management	Waste generation in the pre-Construction and Construction phase: • Waste generation: 35 kg/day • Quantity of the top soil to be preserved: 10055 cum • Disposal of the construction waste debris: This material shall be used for back filling and leveling of the road Waste generation in the operation phase: Commercial • Biodegradable waste: 408 kg/day • Non-Biodegradable: 494kg/day • Hazardous waste: NA • Biomedical waste (Kg/month) (If applicable): Nil • STP sludge: 24 kg/day • E waste: 10 Kg/day Mode of Disposal of waste: • Dry waste: - Handed over to SWaCH agency • Wet waste: OWC • E-waste: Handed over to HiTech Recycling India Pvt Ltd • Hazardous waste: N. A. • Biomedical waste (Kg/month) (If applicable): NA • STP sludge: Used as manure Area Requirement: Location: - Total area provided for the storage and treatment of the solid waste: 27.42 m² Budgetary allocation Capital Cost:- Rs. 10 Lacs O & M cost:- Rs.0.54 Lacs/annum	Organic waste converter is installed and commissioned on site as mentioned in EC Commissioning certificate and technology details is enclosed as Annexure V
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33.	Green belt development	Green Belt Development																																																																												
		Mandatory RG area: 1485 m ² Additional Green area: On top of basement slab at GF and UGF: 2010.0 m ² Number & list of trees species to be planted in the ground RG: 185 nos.																																																																												
		<table><thead><tr><th>S. No.</th><th>Common Name</th><th>Botanical Name</th><th>Quantity</th></tr></thead><tbody><tr><td>1</td><td>Awala/Amala</td><td><i>Phyllanthus emblica</i></td><td>10</td></tr><tr><td>2</td><td>Mango/Amba</td><td><i>Mangifera indica</i></td><td>12</td></tr><tr><td>3</td><td>Cassia/Kashid</td><td><i>Cassia javanica</i></td><td>15</td></tr><tr><td>4</td><td>Cassia/Kashid</td><td><i>Cassia fistula</i></td><td>25</td></tr><tr><td>5</td><td>Chinch</td><td><i>Tamarindus indica</i></td><td>10</td></tr><tr><td>6</td><td>Chiku/Sapota</td><td><i>Achras sapota</i></td><td>5</td></tr><tr><td>7</td><td>Ficus</td><td><i>Ficus benjamina</i></td><td>10</td></tr><tr><td>8</td><td>Jamun/Jambhul</td><td><i>Syzigium cumminii</i></td><td>3</td></tr><tr><td>9</td><td>Kadunimb/Neem</td><td><i>Azadirachta indica</i></td><td>10</td></tr><tr><td>10</td><td>Kadamb</td><td><i>Anthocephalus kadamba</i></td><td>2</td></tr><tr><td>11</td><td>Naral/Coconut</td><td><i>Cocos nucifera</i></td><td>10</td></tr><tr><td>12</td><td>Devchafa/Chafa White</td><td><i>Plumeria alba</i></td><td>15</td></tr><tr><td>13</td><td>Chafa Red</td><td><i>Plumeria rubra</i></td><td>15</td></tr><tr><td>14</td><td>Peru/Guava</td><td><i>Psidium guajava</i></td><td>5</td></tr><tr><td>15</td><td>Parijat/Parijatak</td><td><i>Nectanthus arbor-tristis</i></td><td>5</td></tr><tr><td>16</td><td>Ram phal</td><td><i>Annona reticulata</i></td><td>2</td></tr><tr><td>17</td><td>Tabebuia</td><td><i>Tabebuia rosea</i></td><td>19</td></tr><tr><td>18</td><td>Wad</td><td><i>Ficus benghalensis</i></td><td>1</td></tr></tbody></table>	S. No.	Common Name	Botanical Name	Quantity	1	Awala/Amala	<i>Phyllanthus emblica</i>	10	2	Mango/Amba	<i>Mangifera indica</i>	12	3	Cassia/Kashid	<i>Cassia javanica</i>	15	4	Cassia/Kashid	<i>Cassia fistula</i>	25	5	Chinch	<i>Tamarindus indica</i>	10	6	Chiku/Sapota	<i>Achras sapota</i>	5	7	Ficus	<i>Ficus benjamina</i>	10	8	Jamun/Jambhul	<i>Syzigium cumminii</i>	3	9	Kadunimb/Neem	<i>Azadirachta indica</i>	10	10	Kadamb	<i>Anthocephalus kadamba</i>	2	11	Naral/Coconut	<i>Cocos nucifera</i>	10	12	Devchafa/Chafa White	<i>Plumeria alba</i>	15	13	Chafa Red	<i>Plumeria rubra</i>	15	14	Peru/Guava	<i>Psidium guajava</i>	5	15	Parijat/Parijatak	<i>Nectanthus arbor-tristis</i>	5	16	Ram phal	<i>Annona reticulata</i>	2	17	Tabebuia	<i>Tabebuia rosea</i>	19	18	Wad	<i>Ficus benghalensis</i>	1
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19	Booch/Indian Cork Tree	<i>Millingtonia hortensis</i>	10
20	Pimpal	<i>Ficus religiosa</i>	1
		Total	185

• Number & list trees species to be planted around the border of nallah/steam/ pond (If any): NA
 • Total existing trees: 35 nos.
 • Trees to be retained as it is: NA
 • Trees to be cut at later stage: NA
 • Number, Size, Age and Species of trees to be cut, trees to be transplanted:

Sr.no	Common name	Botanical name	No
1	Neem	<i>Azadirachta indica</i>	14
2	Subabhul	<i>Leucaena leucocephala</i>	15
3	Babhul	<i>Vachellianilotica</i>	6
Total			35

• NOC for the tree/ transplantation/ if any: NOC for Transplantation is received.
Budgetary allocation:
 Capital Cost: Rs.24 Lacs
 O&M Cost: Rs. 2.5 Lacs/annum

Status: Transplantation work carried out as per tree NOC received from garden department submitted for EC. Landscape Details are enclosed along with other landscape development in project premises Annexure VI

34.	Energy	Power Supply: • Connected Load: 3526.77kW • Maximum demand: 2649.42 kW • No of Transformer: 4 no x 1000 kVA • Transformer: 5 Nos* 630 • Total DG power consumption: 1250 kVA x 3 nos 100 % back up shall be provided in case of power failure only Budgetary allocation (Capital cost and O&M cost) Capital Cost: Rs. 67 Lacs O & M Cost: Rs. 5 lacs/annum Whether HT Line passing through the plot: Not Any Number and capacity of the DG sets to be used: 3 DG sets of 1250 kVA capacity each D.G. Set Capacity shall be provided in case of power failure only. Type of fuel used: HSD Energy Saving measures: 1. Energy saving using T5 fixtures using electronic ballast, FTL Fixures with electromagnetic ballast for all buildings 2. Energy saving using timer operations for external common area lighting 3. Saving in losses using high efficiency transformer against conventional	Load connection, installation of DG set is completed. We are waiting for Occupancy certificate hence no occupancy in project. Installation photographs are enclosed Annexure VII
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35.	Environmental Management plan Budgetary Allocation	Environmental Management Plan Enclosed as Annexure II
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Part B

Point wise compliance

General conditions for preconstruction phase

1	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 honorable high court, honorable NGT, honorable supreme court, regarding DCR provision, Environmental issues applicable in this matter should be verified. PP should submit exactly 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 environment clearance is issued with respect to environmental considerations and it does not mean that State Level Impact Assessment Authority (SEIAA) approved proposed land use.	Project under reference is commercial construction project in MIDC area. Construction is in accordance with plan sanction from MIDC
2.	E waste shall be disposed through Authorized Vendor as per E Waste (Management and handling) Rules 2011	Project is in construction phase now. We will follow E waste (Management and Handling) Rule 2011 during operation phase

Fire staircase and Fire lift shall not go to basement and shall be terminated on ground floor. No parking area provided at end of basement so as to provide vehicles smooth turning access	We have received Fire NOC from Chief fire office and will follow all conditions mentioned in Fire NOC for the project.
PP to provide vertical shaft to improve natural ventilation and lighting in 2 nd basement and car parks shall be removed and also provide vertical pits outside the building line	We have provided ventilation plan at time of getting EC and will follow the same during construction and operation
Occupation certificate shall be issued to the project by local planning authority only after ensuring availability of drinking water and connectivity of sewer line to the project site	Project is well connected with drinking water and sewage network of Hinjewadi IT BT park. Occupancy certificate is not yet received; we will submit occupancy certificate with next compliance report.
PP to provide separate Dg set and OWC for Restaurant (Building 2)	We have included separate DG set and OWC in design of Building 2 currently project is in construction phase
The environmental clearance is issued subject to obtaining NOC from forestry and wild life angle including clearance from standing committee of the National Board of wild life as if applicable and this environmental clearance does not necessarily implies the forestry and wild life clearance granted to the project which will be considered separately on merit	Project under reference is in MIDC area hence not applicable
PP has to abide by conditions stipulated by SEAC and SEIAA	We have incorporated all conditions given by SEAC and SEIAA in project design
The height, construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body and it should ensure the same along with survey number before approving layout plan and according to 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.	Project under reference is commercial construction project in MIDC area. Construction is in accordance with plan sanction from MIDC

7.	Consent of Establishment shall be obtained from Maharashtra Pollution control Board under Air and water Act and a copy shall be submitted to Environment department before start of any construction Work at site	Please refer Annexure VIII: Amendment of Consent to Establish is enclosed is enclosed. We have obtained consent to Operate from Maharashtra pollution control Board Annexure VIII
8.	All Required sanitary and hygiene measure should be place before stating construction activities and to be maintained throughout the construction phase	We have followed all sanitary and hygiene throughout construction phase and submitted compliance of the same with earlier compliance reports

General conditions for construction phase

1.	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.	We have followed all sanitary and hygiene throughout construction phase and submitted compliance of the same with earlier compliance reports
2.	Adequate drinking water and sanitary facilities should be provided for construction workers on site Provision should be made for mobile toilets. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.	We have followed all sanitary and hygiene throughout construction phase and submitted compliance of the same with earlier compliance reports
3.	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	Waste generated from excavation, concrete waste was kept aside and further used for site leveling and development purpose. Excess waste has been disposed off by contractor. Contractor work order was submitted with earlier compliance.
4.	Disposal of muck during construction phase should not create any adverse effect on neighboring communities and be disposed off taking necessary precautions for the general safety and health aspects of people. Only in	There was no muck generation hence Not applicable

	approved sites with the approval of competent authority	
5.	Arrangement shall be made that waste and storm water do not get mixed	During construction phase wastewater generation on only through labour camp toilet blocks. Mobile toilets are provided to Labour camp and waste will be disposed off through authorized vendor hence there is not mixing of storm and water.
6.	All top soil excavated during construction activities should be stored for use in the horticulture/landscape development	Usable Topsoil excavated was preserved and used for landscape development
7.	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	Waste generated during excavation used for further leveling purpose.
	Green belt development shall be carried out considering CPCB guideline including selection of plant species and in consultation the local agriculture department	Green belt development will be carried out as per landscape plan submitted at time of getting EC. Landscape comprises indigenous varieties of trees as per CPCB guideline Please find enclosed details of landscape as Annexure VI
9.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching heavy metals and other toxic contaminants	Soil and ground water samples are being tested throughout construction phase of project for quality.
10.	Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate water course and the dumpsites for such material must be secured so that they should not leach in to the ground water	Construction waste generated in project premises will be disposed off through respective contractor. There is no use of any hazardous material as such Material storage is done in secure and enclosed manner so that there is no leaching of chemicals in to the ground. Material handling is being done as per MSDS
11.	Any hazardous waste generated during the construction phase should be disposed off as per applicable rules and norms with necessary	Construction waste generated in project premises will be disposed off through respective contractor. There is no use of any hazardous material.

	approvals of the Maharashtra Pollution Control Board	
12	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should confirm to environment (protection) Rules prescribed for Air and noise emission standard	DG set installed on site confirming noise and emission standards of CPCB
13.	The diesel required for operating DG set shall be stored in underground tanks and if required clearance from concern authority shall be taken	DG set used is for back up purpose hence storage of diesel is not required.
14	Vehicles hired for bringing construction material to the site should be in good condition and should have pollution check certificate and should confirm to the applicable air and noise emission standard and should operate during non-peak hours	We are keeping check on PUC certificates of construction vehicles through security staff.
15.	Ambient noise level should confirm to residential standard both during day and night. Incremental pollutions loads of ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce air and noise levels during construction phase, so as to confirm to stipulated standard by CPCB/MPCB	Monitoring of Ambient air and noise is being done through MOEF approved laboratory
16.	Fly ash should be used as building material in the construction as per provisions of Fly ash notification of September 1999 and amendment as on 27 th August 2003. (The above condition is applicable only if project is located within the 100 km of thermal power station)	We have used CLC for construction of entire project
17.	Ready mixed concrete must be used in building construction	We have used 100% RMC for building construction and submitted RMC chalang with earlier compliance reports.
18.	The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake and adequacy of	We have obtained structural liability certificate and submit the same in subsequent compliance report.

	firefighting equipment's etc. as per National Building Code	
19.	Storm water control and its re use as per CGWB and BIS standards for various applications	We will provide Storm water line and RWH system.
20	Water demand during construction should be reduced by use of pre mixed concrete, curing agents and other best practices referred	We have practiced water preservation measures during construction phase and will submit details in subsequent report.
21	The ground water level and its quality should be monitored regularly in consultation with ground water Authority	We are not using ground water for construction or operation purpose. Environmental Monitoring is being carried out on regular basis.
22	The installation of 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/reused to the maximum extent possible. Discharge of this unused treated effluent if any should be discharge in to the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP	Sewage treatment plant is just commissioned but not yet in operation. We will submit third party inspection report with next compliance report.
23	Permission to draw ground water and construction of basement if any shall be obtained from competent authority prior to construction/operation of the project	We are not withdrawing ground water hence not applicable.
24.	Separation of gray and black water should be done by the use of plumbing line for separation of Gray and black water	We will provide Sewage treatment plant for treatment of entire sewage generating in project up to tertiary level hence separation of grey and black sewage is not needed.
25.	Fixtures for showers toilet flushing and drinking should be low flow either by use of aerators or pressure reducing devices or sensor based control	Since this is commercial project, we have provided low flow fixtures in toilets and wash basins with use of aerators.

26.	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 window	Glass percentage is as per architectural design and ECBC guideline. We have not provided air conditioning system in project.
27	Roof should meet perspective requirement as per energy conservation Building code by using appropriate thermal insulation material to fulfill requirement	Roof insulation is done by means of brickbat coba meeting standards of ECBC.
28	Energy conservation measures like installation of CFLs/TFLs for the lighting areas outside the building should be integral part of project design and should be place before commissioning. Use CFL and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guideline/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar streetlights, common solar water heaters system. Project proponent should install after checking feasibility solar plus hybrid non-conventional energy source as source of energy.	Project is in construction phase we will comply with all energy conservation measures mentioned in EC
29.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be enclosed type and confirm to rules made under the Environment (Protection) Act 1986. The height of attack of DG set should be equal to the height needed for combined capacity of all proposed DG sets. Use low Sulphur Diesel .The location of DG set may be decided with in consultation with Maharashtra Pollution control Board	DG sets provided as back up source only for common area lighting and services. We will provide appropriate stack height for all DG sets as specified by Pollution Control Board in consent to Establish and operate.
30.	Noise should be controlled to ensure that it does not exceed prescribed standard. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with prevalent regulations	Noise monitoring is being done throughout project cycle in day as well as nighttime

31.	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.	Parking is fully internalized as per plan sanction by MIDC.
32.	Opaque wall should meet perspective requirement as per Energy conservation Building cod. Which is proposed to be mandatory for all air conditioned spaces which it is aspiration for non-air conditioned spaces by use of appropriate thermal insulation material to fulfill requirement	Opaque walls meet requirements of ECBC .
33.	The Building should have adequate distance between them to allow movement of fresh air and passage of natural light air and ventilation	Building construction is as per sanction plan by MIDC thus provided adequate distance between buildings
34.	Regular supervision of the above and other measures for monitoring should be in place all though the construction phase so as to avoid disturbance to the surrounding	We have Environment management cell, safety staff along with construction team is monitoring project environment and there is no disturbance to surrounding due to our development. Details of Environment Management Cell Enclosed IX
35	Under the provision of Environment (Protection) Act 1986 legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance	We have started construction after getting environmental clearance.
36	Six monthly monitoring report should be submitted to the Regional Officer MOEF, Bhopal with copy to this department and MPCB	Noted and complied

General Conditions for Post Construction /Operation Phase

1	Project Proponent shall ensure completion of STP, MSW disposal facility, Green Belt development prior to occupation of the buildings. As agreed during SEIAA meeting PP to Explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it in to sewer line. No physical occupation or allotment will be	Project is completed with reference to STP, OWC, and Green belt as mentioned in construction status. We have not yet received occupancy certificate and not given any occupancy.
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	given unless all above said environmental infrastructure installed and made functional including water requirement in para2. Prior certification from appropriate authority shall be obtained	
2	Wet garbage should be treated by organic waste converter and treated manure should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises	Organic waste converter is installed on site as specified in environmental clearance.
4	Local body should ensure that no occupation certificate is issued prior to operation of STP/MSW site Etc. with due permission from MPCB	We have applied for Consent to Operate to MPCB and will submit copy of consent to Operate to MIDC. We have not yet received Occupation certificate for project.
5	In the case of any change in the scope of the project the project would require fresh appraisal by this department	No
6	A separate environmental management cell with qualified staff be set up for implementation of stipulated environmental safeguards	Environment management cell with Qualified staff is working for Management of environment safeguards. Please find enclosed details of environment management cell IX
	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item wise break up. This cost shall be included as a part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purpose and year wise expenditure should be reported to MPCB and This department	We have used all estimated funds for environmental protection as committed and mentioned in EMP at time of getting EC
8	The project management shall advertise at least in two local newspaper 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 the clearance letter are available with the Maharashtra pollution control	We have given advertisement in two local newspapers on getting Environmental clearance and submitted with earlier compliance.

	Board and may be also seen at website http://ec.maharashtra.gov.in	
9.	Project Management should submit half yearly compliance report in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department on 1st June and 1st December of each calendar year	Noted and complied since start of construction of project
10.	A copy of the Clearance letter shall be sent by proponent to the concerned municipal corporation and the local NGO, if any from whom suggestion/representations if any were received while processing the proposal. The clearance letter shall also be out on the website of the company by project proponent	No representation/suggestions from any NGO with reference to this project hence not applicable. We have submitted copy of environmental clearance to MIDC.
11.	The proponent shall upload the status of compliance of stipulated EC conditions, including result of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the regional Office if the 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 Emission) Or Critical sector parameters, indicated for the project shall be monitored and displayed at the convenient location near the main gate of the company In the public domain	We upload Six monthly compliance and monitoring report to our website
12.	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 and soft copies as well as by Email) to the respective regional office of MOEF, The respective zonal office of CPCB and the MPCB	Noted and complied
13.	The environment 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	We have submitted environment statement before 30 th Sept though online portal of MPCB.

prescribed under the Environment (Protection) Act 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 sent to the Respective Regional Office of MOEF by Email.	
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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: February 20, 2019

To,
M/s Gera Developments Pvt.Ltd.
at Plot no.1B, Rajiv Gandhi Infotech-Biotech Park, Phase-II, Village -Man, Taluka- Mulshi, Pune, Maharashtra

Subject: Environment Clearance for Commercial Development

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 82nd 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 153rd meetings.

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

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

1.Name of Project	"Gera Imperium Rise"
2.Type of institution	Private
3.Name of Project Proponent	M/s Gera Developments Pvt.Ltd.
4.Name of Consultant	M/s. Enviro Analysts and Engineers Pvt. Ltd.
5.Type of project	Commercial
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes. 1. We have obtained the Environmental Clearance vide Environment Clearance letter No. SEACIII -2015/CR-125/TC-3 dated 12/7/2016. 2. We have received Sanction vide commencement certificate no EE/IT/TB/A 17019/of 2018 dated 11/01/2018 for FSI 29710 m2
8.Location of the project	Plot no.1B, Rajiv Gandhi Infotech-Biotech Park, Phase-II, Village -Man, Taluka- Mulshi, Pune, Maharashtra
9.Taluka	Mulshi
10.Village	Man
Correspondence Name:	Gera Developments Pvt. Limited, 200, Boat club road, Pune - 411001
Room Number:	--
Floor:	--
Building Name:	Gera Developments Pvt. Limited
Road/Street Name:	Boat Club Road
Locality:	Pune
City:	Pune
11.Area of the project	MIDC Hinjewadi
12.IOD/IOA/Concession/Plan Approval Number	Sanction from MIDC vide No. EE/IT/TB/A 17019/of 2018 dated 11/01/2018 IOD/IOA/Concession/Plan Approval Number: EE/IT/TB/A 17019/of 2018 dated 11/01/2018 Approved Built-up Area: 53000
13.Note on the initiated work (If applicable)	We have initiated the work on site as per the Environment Clearance and the sanctions received.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	14855
16.Deductions	NA
17.Net Plot area	14855

22.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23.Total Water Requirement				
Dry season:	Source of water	MIDC & Recycled		
	Fresh water (CMD):	110		
	Recycled water - Flushing (CMD):	60		
	Recycled water - Gardening (CMD):	15		
	Swimming pool make up (Cum):	0		
	Total Water Requirement (CMD) :	110		
	Fire fighting - Underground water tank(CMD):	300		
	Fire fighting - Overhead water tank(CMD):	20		
	Excess treated water	44		
Wet season:	Source of water	MIDC & Recycled		
	Fresh water (CMD):	110		
	Recycled water - Flushing (CMD):	60		
	Recycled water - Gardening (CMD):	0		
	Swimming pool make up (Cum):	0		
	Total Water Requirement (CMD) :	110		
	Fire fighting - Underground water tank(CMD):	300		
	Fire fighting - Overhead water tank(CMD):	20		
	Excess treated water	58		
Details of Swimming pool (If any)	NA			

Government of
Maharashtra

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	0	110	110	0	21	21	0	89	89
Domestic	0	60	60	0	0	0	0	60	60
Gardening	0	15	15	0	15	15	0	0	0

25.Rain Water Harvesting (RWH)

Level of the Ground water table:	20m
Size and no of RWH tank(s) and Quantity:	1 No. 75 m3 capacity
Location of the RWH tank(s):	At Lower ground level
Quantity of recharge pits:	6 Nos.
Size of recharge pits :	2m x2m x2m
Budgetary allocation (Capital cost) :	Rs. 15.00 Lakhs
Budgetary allocation (O & M cost) :	Rs. 1.50 Lakhs/annum
Details of UGT tanks if any :	Domestic UG tank Capacity: 150 m3 with 1.5 days storage. Raw water UG tank Capacity: 45 m3 Fire UG tank Capacity: 300 m3 Flushing tank: 160 m3 1.5 day storage

26.Storm water drainage

Natural water drainage pattern:	From East to West
Quantity of storm water:	0.274 m3/sec
Size of SWD:	300 mm wide trench (depth variable).

27.Sewage and Waste water

Sewage generation in KLD:	150 m3/day
STP technology:	MBBR
Capacity of STP (CMD):	1 No. 170 m3
Location & area of the STP:	Near Parking area 45.72 m2
Budgetary allocation (Capital cost):	Rs.41.00 Lakhs
Budgetary allocation (O & M cost):	Rs.4.00 Lakhs

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	35 Kg
	Disposal of the construction waste debris:	•Quantity of the top soil to be preserved: 10055 cum •Disposal of the construction waste debris: This material shall be used for back filling and leveling of the internals roads
Waste generation in the operation Phase:	Dry waste:	494 kg/day
	Wet waste:	408 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	24 kg/day
	Others if any:	E waste- 10kg/day
Mode of Disposal of waste:	Dry waste:	Will be handed over to authorized agency Swach
	Wet waste:	Will be treated in an Organic Waste Converter
	Hazardous waste:	Authorized hazardous waste management agencies
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	•Will be used as manure for landscaping and excess , if any, will be hand over to authorized vendor for disposal
	Others if any:	E waste will be handed over to authorized E-waste management agency Hi-Tech Recycling India Ltd.
Area requirement:	Location(s):	Near STP
	Area for the storage of waste & other material:	27.42 m2
	Area for machinery:	40 m2
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs 10 Lakhs
	O & M cost:	Rs. 0.54 lakhs/ annum

29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



30. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	1250 KVA	Diesel	3 Nos.	49	0.45	45

32. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Diesel	00	450 LPH	450 LPH

Source of Fuel

Authorized Vendors

Mode of Transportation of fuel to site

By road

33. Energy

Power requirement:	Source of power supply :	MSDCL
	During Construction Phase: (Demand Load)	45 KVA
	DG-set as Power back-up during construction phase	65 KVA
	During Operation phase (Connected load):	3526.77 kW
	During Operation phase (Demand load):	2649.42 kVA
	Transformer:	5 Nos. 630 KVA
	DG set as Power back-up during operation phase:	3 D.G sets of total capacity 1250 KVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

34. Energy saving by non-conventional method:

- Solar powered lighting in external common area
- Use of Energy efficient electrical fixtures.
- Solar Water heaters for restaurant Kitchens.
- Automatic time based controls are proposed in Drive -ways of Parking to save power by switching ON & OFF the lights at appropriate time.
- V3F drive motors should be used for lifts, which saves 30% energy consumption.
- 1% Solar PV.

36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy Saving using T5 fixture with Electronic Ballast Against T8, FTL fixture with Electromagnetic ballast for all buildings	43 %
2	Energy Saving using Automatic Timer operation Against Manual operation for EXTERNAL & common Lighting	25 %
3	Saving in losses using High Efficient Transformer Against Conventional Transformer	9 %

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ Inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8(a)
	Court cases pending if any	No
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	19-11-2018

3. The proposal has been considered by SEIAA in its 153rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

I	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
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General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	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.
VI	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.
X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.

XVI	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.
XVII	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.
XVIII	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	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.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.
XXXIV	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.
XXXV	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.
XXXVI	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.
XXXVII	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.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

XLII	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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should be reported to the MPCB & this department.
XLIX	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 .
I	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.
LI	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.
LII	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.
LIII	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.
LIV	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.
LV	SEIAA decided to amend EC dated 12.07.2016 as per the decision taken in 153rd meeting dated 25.01.2018 for: FSI: 29411.85 m ² , Non FSI: 23588.00 m ² & Total BUA: 52999.85 m ² . (IOD no.EE/IT/TB/A17019/2018 , Approval Date- 11/01/2018)

Government of
Maharashtra

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 Environment 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 as per EIA Notification, 2006, and amendments by 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 Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D- Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL D. KALE, CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

Government of
Maharashtra

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.

For Your Site: "Geras's Imperium Rise".

Hinjewadi, Pune.

REPORT NO. : UT/ELS/REPORT/C-142/10-2020

ISSUE DATE : 28/10/2020

YOUR REF. : LOI

REF. DATE : 02/10/2020

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: : C-19/06-2020
Sample Registration Date : 20/06/2020
Date of Sampling : 18/06/2020
Time of Sampling : 14:30 Hrs. to 22:30 Hrs.
Analysis Starting Date : 20/06/2020
Analysis Completion Date : 23/06/2020
Sample Lab Code : UT/ELS/C-114/06-2020
Ambient Air Temperature : 25.8 °C to 31.6 °C

AMBIENT AIR QUALITY MONITORING

Location Code : 01
Sample Location : Near Main Gate
Co-ordinates: N18°35'46.95"; E73°43'07.73"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 08 Hours
Relative Humidity : 52.0 % to 78.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	13	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	22	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method 10-2.1	79	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	26	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10) : 1999	1.5	mg/m ³

†: Sampling Period 1 Hr.

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Asha Enviro; Model - APM 450; Sr. No. 01	Valid up to - 10/02/2021
	Fine Dust Sampler	Make - NETEL; Model- NETEL-FDS 2.5 A; Sr. No. FDS-269	Valid up to - 10/02/2021

Note:

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

- END OF REPORT -



For ULTRA-TECH,

(Authorized Signatory)

ANNEXURE-I

NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV

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

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

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

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

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

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Site: "Geras's Imperium Rise".
Hinjewadi, Pune.

REPORT NO. : UT/ELS/REPORT/C-143/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS

Sampling Plan Ref. No.: C-19/06-2020
Sample Registration Date : 20/06/2020
Date of Sampling : 18/06/2020 to 19/06/2020
Time of Sampling : 23:00 Hrs. to 07:00 Hrs.
Analysis Starting Date : 20/06/2020
Analysis Completion Date : 23/06/2020
Sample Lab Code : UT/ELS/C-115/06-2020
Ambient Air Temperature : 24.8 °C to 30.1 °C

AMBIENT AIR QUALITY MONITORING

Location Code : 02
Sample Location : Near Site Office
Coordinates: N18°35'46.95"; E73°45'03.94"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 08 Hours
Relative Humidity : 53.0% to 80.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	12	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	27	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method 10-2.1	80	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	24	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.3	mg/m ³

†: Sampling Period 1 Hr.

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Asha Enviro; Model - APM 450; Sr. No. 01	Valid up to - 10/02/2021
	Fine Dust Sampler	Make - NETEL; Model- NETEL-FDS 2.5 A; Sr. No. FDS-269	Valid up to - 10/02/2021

Note:

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

- END OF REPORT -



For ULTRA-TECH,

(Authorized Signatory)

ANNEXURE-I

NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV

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

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

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

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

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

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Site: "Geras's Imperium Rise",
Hinjewadi, Pune.

REPORT NO. : UT/ELS/REPORT/C-144/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS

Sampling Plan Ref. No.: : C-19/06-2020
Sample Registration Date : 20/06/2020
Date of Sampling : 19/06/2020
Time of Sampling : 07:30 Hrs. to 15:30 Hrs.
Analysis Starting Date : 20/06/2020
Analysis Completion Date : 23/06/2020
Sample Lab Code : UT/ELS/C-116/06-2020
Ambient Air Temperature : 25.0°C to 31.6 °C

AMBIENT AIR QUALITY MONITORING

Location Code : 03
Sample Location : Near Labour Camp
Co-ordinates: N18°35'45.29"; E73°43'03.18"
Collected By : ULTRA-TECH
Height of Sampler : 1.0 Meter
Sampling Duration : 08 Hours
Relative Humidity : 52.0% to 76.0 %

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO ₂)	IS 5182 (Part 02) : 2001	11	µg/m ³
2.	Oxides of Nitrogen (NO _x)	IS 5182 (Part 06) : 2006	29	µg/m ³
3.	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Method 10-2.1	76	µg/m ³
4.	Particulate Matter (PM _{2.5})	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	26	µg/m ³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.1	mg/m ³

†: Sampling Period 1 Hr.

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Respirable Dust Sampler	Make - Asha Enviro; Model -APM 450; Sr. No. 01	Valid up to - 10/02/2021
	Fine Dust Sampler	Make - NETEL; Model- NETEL-FDS 2.5 A; Sr. No. FDS-269	Valid up to - 10/02/2021

Note:

1. This test report refers only to the sample tested.
2. Monitoring area coming under Residential areas and observed values are relevant to sample collected only.
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4. Any correction invalidates this test report.
5. Weather was Sunny throughout monitoring period

- END OF REPORT -



For ULTRA-TECH,

(Authorized Signatory)

ANNEXURE-I

NATIONAL AMBIENT AIR QUALITY STANDARDS, PART III-SECTION IV

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

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

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

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

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

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

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Site: "Geras's Imperium Rise".
Hinjewadi, Pune.

REPORT NO. : UT/ELS/REPORT/C-145/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-19/06-2020
Date of Monitoring : 18/06/2020

NOISE LEVEL QUALITY MONITORING

Sample Lab Code : UT/ELS/C-117/06-2020
Survey Done By : ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	Near Main Gate	10:00 to 10:05	54.4	22:00 to 22:05	43.6
02.	Near Site Office	10:10 to 10:15	52.8	22:10 to 22:15	42.8
03.	Near Labour Camp	10:20 to 10:25	53.6	22:20 to 22:25	43.4
04.	Near Steel Yard	10:30 to 10:35	54.3	22:30 to 22:35	41.9

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL-4030; Sr. no. Q-623339	Valid up to - 27/12/2020

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

- END OF REPORT -



For ULTRA-TECH,

(Authorized Signatory)

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

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

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

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

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

Environmental Consultancy & Laboratory

Lab. Gazetted by MoEF&CC-Govt. of India [Recognized for period 02.06.2016 to 01.06.2021]
Lab. Accredited by NABL - ISO/IEC 17025:2017 [TC-5600, Valid until 27.05.2021 in the field of Testing]
QCI-NABET Accredited EIA Consulting Organization
STP/ETP/WTP Project Management Consultants

ISO 9001 : 2015
OHSAS 18001 : 2007

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

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.

For Your Site: "Geras's Imperium Rise".

Hinjewadi, Pune.

REPORT NO. : UT/ELS/REPORT/C-146/10-2020

ISSUE DATE : 28/10/2020

YOUR REF. : LOI

REF. DATE : 02/10/2020

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-19/06-2020
Sample Registration Date : 20/06/2020
Date of Sampling : 18/06/2020
Time of Sampling : 15:00 Hrs. to 16:00 Hrs.

STACK EMISSIONS QUALITY MONITORING

Analysis Starting Date : 20/06/2020
Analysis Completion Date : 22/06/2020
Sample Lab Code : UT/ELS/C-118/06-2020
Sample Collected By : ULTRA-TECH

STACK DETAILS

Stack ID : S-01
Stack Attached To : D. G. Set (62.5 KVA)
Stack Shape : Round
Stack MOC : M.S.
Stack Height : 3 Meter from Ground Level
Stack Diameter : 0.1016 Meter @ Sampling Point
Fuel Used : Diesel
Fuel Consumption : 7 Liters/hr

FLUE GAS CHARACTERISTICS

Flue Gas Temperature : 385 °K
Flue Gas Velocity : 7.5 m/sec
Volumetric Flow Rate : 153 Nm³/hr
Total Volume of Flue Gas : 1.002 Nm³ (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Total Particulate Matter (TPM)	UT/LQMS/SOP/SE01	9	mg/Nm ³
2.	Sulphur Dioxide (SO ₂)	IS 11255 (Part 02) : 1985	6	mg/Nm ³

Opinions / Interpretations: Nil.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Stack Sampling Kit	Make - POLLTECH; Model - SMS4; Sr. No. 2613	Valid up to - 12/01/2021

- Note:
1. This test report refers only to the sample tested.
 2. This test report is valid at the time of and under the conditions specified herein.
 3. This test report may not be reproduced in part, without the permission of this laboratory.
 4. Any correction invalidates this test report.

- END OF REPORT -

For ULTRA-TECH,

Authorized Signatory)



TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
 For Your Site: "Geras's Imperium Rise",
 Hinjewadi, Pune.

REPORT NO. : UT/ELS/REPORT/C-147/10-2020
 ISSUE DATE : 28/10/2020
 YOUR REF. : LOI
 REF. DATE : 02/10/2020

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-19/06-2020
 Sample Registration Date : 20/06/2020
 Date & Time of Sampling : 19/06/2020 at 11:00 Hrs.
 Analysis Starting Date : 20/06/2020
 Analysis Completion Date : 27/06/2020
 Sample Collected By : ULTRA TECH
 Sample Lab Code : UT/ELS/C-119/06-2020

WATER SAMPLE ANALYSIS

Sample Type : Drinking Water
 Sample Location : Near Site Office
 Sample Quantity & Packing Details : 2 L in Plastic Container for physico-chemical parameters and 100ml in Sterile Corning Bottle for bacteriological parameters.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits [IS 10500 : 2012]
PHYSICAL PARAMETERS:-					
1.	Turbidity	IS 3025 (Part 10) 1984	BDL[DL=0.1]	NTU	1
CHEMICAL PARAMETERS:-					
2.	pH	IS 3025 (Part 11) 1983	7.3	-	6.5 - 8.5
3.	Electrical Conductivity	IS 3025 (Part 14) 1984	154	µS/cm	-
4.	Total Dissolved Solids	IS 3025 (Part 16) 1984	100	mg/L	500
5.	Total Hardness as CaCO ₃	IS 3025 (Part 21) 2009	56	mg/L	200
6.	Total Alkalinity as CaCO ₃	IS 3025 (Part 23) 1986	50	mg/L	200
7.	Phenolphthalein Alkalinity as CaCO ₃	IS 3025 (Part 23) 1986	BDL[DL=1]	mg/L	-
8.	Sulphate as SO ₄ ²⁻	APHA 23rd Ed. 4500-SO42-E	13	mg/L	200
9.	Phosphate as PO ₄ ³⁻	APHA 23rd Ed. 4500 P D	BDL[DL=0.01]	mg/L	-
10.	Chlorides as Cl ⁻	IS 3025 (Part 32) 1988	20	mg/L	250
11.	Ammonical Nitrogen as NH ₃ -N	APHA 23rd Ed. 4500- NH3-F	BDL [DL=0.01]	mg/L	0.5
12.	Nitrates as NO ₃ ⁻ -N	IS 3025 (Part 34) 1988	0.7	mg/L	45
13.	Calcium Hardness as CaCO ₃	IS 3025 (Part 40) 1991	32	mg/L	-
14.	Calcium as Ca	IS 3025 (Part 40) 1991	13	mg/L	75
15.	Potassium as K	IS 3025 (Part 45) 1993	0.9	mg/L	-
16.	Sodium as Na	IS 3025 (Part 45) 1993	12	mg/L	-
17.	Magnesium as Mg	IS 3025 (Part 46) 1994	6	mg/L	30
18.	Lead as Pb	IS 3025 (Part 47) 1994	BDL [DL=0.6]	mg/L	0.01
19.	Iron as Fe	IS 3025 (Part 53) 2003	BDL [DL=0.06]	mg/L	0.3
20.	Fluoride as F ⁻	APHA 23rd Ed. 4500-F- D	BDL[DL=0.2]	mg/L	1.0
BACTERIOLOGICAL PARAMETERS:					
21.	Total Coliform	IS 1622 : 1981	BDL[DL=2]	MPN/100 ml	0
22.	F.Coli	IS 1622 : 1981	BDL[DL=2]	MPN/100 ml	0
23.	E.Coli	IS 1622 : 1981	Absent	-	Absent

DL - Detection Limit

BDL - Below Detection Limit

Opinions / Interpretations: The given sample confirms with standard specifications as per IS 10500:2012 for above analyzed parameters.

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

- END OF REPORT



For ULTRA-TECH

D.A. Karmik

(Authorized Signatory)

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

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.

For Your Site: "Geras's Imperium Rise".

Hinjewadi, Pune.

REPORT NO. : UT/ELS/REPORT/C-148/10-2020

ISSUE DATE : 28/10/2020

YOUR REF. : LOI

REF. DATE : 02/10/2020

SAMPLE PARTICULARS

Sampling Plan Ref. No. : C-19/06-2020
Sample Registration Date : 20/06/2020
Date & Time of Sampling : 19/06/2020 at 11:30 Hrs.
Analysis Starting Date : 20/06/2020
Analysis Completion Date : 29/06/2020
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-120/06-2020

SOIL QUALITY MONITORING

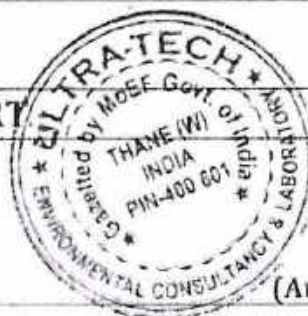
Sample Type : Surface Soil (at 15cm depth)
Sample Location : Near Site Office
Sample Quantity : 1kg In Plastic Bag Contained in Zip
& Packing Details Lock Bag

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Moisture Content	IS:2720 (Part 2) : 1973	5.2	%
2.	Bulk Density	UT/LQMS/SOP/S03	1144	kg/m ³
3.	Organic Matter	IS:2720 (Part 22) : 1972	1.0	%
4.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.6	%
5.	pH	IS:2720 (Part 26) : 1987	7.7	-
6.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.330	mS/cm
7.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	73	mg/kg
8.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	71	mg/kg
9.	Chlorides as Cl ⁻ (Water Extractable)	UT/LQMS/SOP/S23	59	mg/kg
10.	Sulphate as SO ₄ ²⁻ (Water Extractable)	UT/LQMS/SOP/S24	71	mg/kg
11.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.1	(meq/kg) ^{1/2}
12.	Cation Exchange Capacity	UT/LQMS/SOP/S18	27.2	meq/100g
13.	Water Holding Capacity	UT/LQMS/SOP/S12	55.8	%
14.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.8	mg/kg
15.	Phosphorous as P ₂ O ₅ (Available)	UT/LQMS/SOP/S28	92	kg/ha
16.	Potassium as K ₂ O (Available)	UT/LQMS/SOP/S29	201	kg/ha
17.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	167	Kg/ha
18.	Iron as Fe	UT/LQMS/SOP/S35&S37	51234	mg/kg
19.	Zinc as Zn	UT/LQMS/SOP/S35&S37	75	mg/kg

Opinions / Interpretations: NIL

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

- END OF REPORT



For ULTRA-TECH

(Authorized Signatory)

Annexure I
Area Statement

1	Plot Area	14855 Sqm
2	FSI area	29411.85 Sqm
3	Non FSI area	23588.00 Sqm
4	Total BUA area	53000.00 Sqm
5	Total ground coverage	5858.07 Sqm
6	Landscape on ground	1485 Sqm

Building Type	No. of Buildings	No. of Floors	No of units
Building -1	1	2B+LGF+GF+UGF+14Floors	31 shops 572 offices
Building -2	1	2B+3 floors	9 units

Annexure II

Environment Management Plan

Costs during construction phase

Sr. no.	Attributes	Parameter	Cost (Rs. In Lacs)/Year
1	Air Environment	Water For Dust Suppression	4.32
		Air & Noise Monitoring	0.48
2	Water Environment	Tanker Water For Construction	6.48
		Water Monitoring	0.6
3	Land Environment	Site Sanitation- Mobile toilets	20.6
4	Biological Environment	Gardening Set Up	2.8
5	Socio- Economic Environment	Disinfection- Pest Control	0.18
		First Aid Facilities	0.18
		Health Check Up	0.8
		Crèches For Children	6
		Personal Protective Equipment	4.9
6	Energy Conservation	CFL Lamps For Labour Hutments	0.2
		Total Cost	47.54

Cost during operation phase

Sr. No.	Pollution Monitoring	Parameters	Frequency	Location	Total Rs. (in Lakh)
1	Air quality	PM ₁₀ , PM _{2.5} , SO ₂ , NO _x , CO	Quarterly	At major Construction area	0.48*
2	Noise Level	Equivalent noise level	Daily	At major Construction area.	
3	Drinking Water Analysis	Analysis of water for physical, chemical, bacteriological parameters.	Monthly	At source (municipal/ tankers)	0.60*
	Total				1.08*

ENVIRONMENTAL IMPACTS AND MANAGEMENT PLAN

EMP for Construction Phase

Sr. no.	Component	Activity	Impacts	Precautionary measures
1	Ambient Air Quality and Noise	• Site Clearance • Excavation • Construction of Structures • Heavy vehicle traffic • Use of DG Set • Open burning of waste	• Increased level of dust and other air pollutants • Increased Noise level.	For control of air pollution: • Water Sprinkling • Cover on trucks • Use of RMC • Vehicles with valid PUC • DG sets: CPCB specification. For control of noise pollution: • Barricades along the periphery of the site. • Ear plugs for Laborers • D.G. sets of CPCB specs • No noisy work in night shifts. • Use power operated equipment.
2	Water	• Use of fresh water for Construction activity • Wastewater generation • Disposal of site run off into SWD • Water logging	• Stress on the water supply in the vicinity • Sedimentation and Pollution of nearby water courses. • Unhygienic condition for surrounding residents.	• Use tanker water for construction. No burden on municipal supply • Provision of temporary toilets for labor. • Avoid water logging during construction
3	Soil	• Preconstruction and	• Loss of good fertile soil	• Recycle debris as far as possible in construction area.

		excavation debris - Storage of construction material/chemicals - Residual paints Solvents/bituminous material etc. - Garbage generation by labour	Soil erosion, Soil contamination due to mixing of construction material/accidental spillage of chemicals /oils	- Disposal debris to authorized landfill sites - Proper and separate storage of construction material - Store petroleum products on impervious layers viz. concrete. - Use of electrically operated machinery. - Segregation of waste at Source
Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site.				
4	Ecology	Site clearance, Construction of structures, cutting of trees	- Disturbing natural flora and fauna - Loss of vegetation from chemical spills from vehicles	- Plantation of local tree species on the Periphery of site - Plantation of trees will start during construction phase. - Regulation of vehicular trips and speed and proper maintenance of vehicle.
5	Safety & Hygienic Measures	Construction work Labor	- Positive impact : Employment generation - Safety and hygiene at site may be affected during construction	- Adequate drinking water, toilet and bathing facilities. - Regular analysis of drinking water. - Personal protective and safety equipment will be provided. - First aid facility. - Regular health check up - Regular pest control at site. - Educational and awareness program on safety measures.
EMP for Operation Phase				
1	Ambient	Increased vehicular trips,	Traffic congestion	Adequate parking provision; well organized traffic

	Air Quality & Noise level	Use of DG sets	• Air pollution • Increase in noise level	management plan for smooth flow of vehicles. • Regular PUC check-up for vehicles. • DG sets; As per CPCB norms, Proper maintenance, Low sulphur fuel. • Acoustic enclosures for DG sets • Plantation of trees will reduce air pollution and also act as noise buffer.
2	Water	• Increased demand of water, • Generation of wastewater • Paved areas	• Stress on existing water supply, • Pollution of water bodies • Increased run off from site.	• Use of water saving practices • Adoption of dual flush system • Rain water harvesting • Plantation of less water consuming trees. • STP planned and treated sewage will be used for secondary requirements like flushing and gardening.
3	Land	• Solid waste generation, • Transportation of hazardous material • Increased paved structure	• Improper disposal of waste, • accidental spillage of hazardous chemicals leads to soil contamination • Increased run off from site.	• Waste minimization recovery and reuse • Segregation at source for all solid waste streams • Recycling of dry garbage • Treatment of wet garbage by Organic waste converter and use as manure • Transportation, storage and handling, disposal of HW as per guidelines. • Storm water drainage of adequate capacity.
Even after taking precautions if soil is found to be contaminated, it shall be removed and disposed off to authorized site				

4	Ecology	Introduction of new tree species	• Disturbing natural flora and fauna • Increased exposure to anthropogenic activities.	• Plantation of local tree species only.
5	Safety & Hygienic Measures	Development of new land use, influx of people	• Stress on all utilities, risk and danger due to natural and manmade disaster • Positive impact: Employment generation	• Emergency preparedness plan and DMP will be prepared and explained with the help of local NGOs, surrounding people and authority.

Annexure III
Construction Status

Sr. No.	Building	Floors	Construction Status
1	Building -1	2B+LGF+GF+UGF+14 Floors	Completed
2	Building -2	2B+ 3 Floors	Completed
3	STP	Installed and commissioned	
4	OWC	Installed and commissioned	
5.	DG set s	Installed and commissioned	



H₂O Technologies

Water & Waste Water Management

CONSERVATION WITH INNOVATION

Golden Nest, Plot No. 6, House No. 900(8),
Paradise Co-op, Housing Society Ltd., Flat No. S1, 2nd Floor,
Pundalik Nagar, Alto Porvorim, Bardez Goa 403 521.
Tel.: (0832) 2411764., Email : h2o-technologies@hotmail.com
www.h2otechnologies.in

TO WHOM SO EVER IT MAY CONCERN

This is to certify that M/s. H₂O Technologies, Goa has designed, manufactured, supplied, erected, installed, tested and commissioned MBBR based Sewage Treatment Plant having capacity of 175KLD @ **Gera's Imperium Rise (M/s. Gera Developments Pvt. Ltd.) Gera's Imperium Rise, Hinjewadi, Pune.**

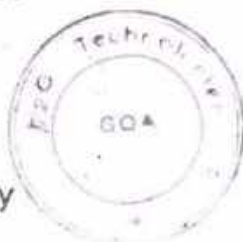
We duly confirm that it is operational & is in working condition and the Test Reports of the same will be generated periodically as and when required.

The project is fit for occupancy to the best of our knowledge & belief in sense of sewage treatment plant work.

Thanks with Regards,

For H₂O Technologies

Authorized Signatory





April 25, 2019

TO WHOM SO EVER IT MAY CONCERN

Sub: Installation Certificate of SMART Drum Mechanical Composting System.

Pursuant to your order by M/S Gera Developments Pvt Ltd, we have Installed the mechanical composting systems at above mentioned address for conversion of wet waste generated in the project, **Gera's Imperium Rise Near Wipro Circle, Hinjewadi Phase 2, Pune 411057**. This machine is suitable to handle up to 408 kg/day of organic waste.

The 100% segregated bio-degradable waste has to be treated in this composting machine. The machine is developed on the principle of providing complete composting system in a single machine, both the shredding & composting takes place in a machine employing micro-organisms to convert the shredded organic waste to compost.

The input is first fed to a built-in shredder which reduces the waste material size to maximize surface area available contact with micro-organisms for quick composting.

Saw dust/Dried leaves needs to be added to balance out the moisture.

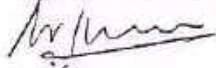
Aerobic composting being exothermic reaction generates heat which further helps in removing the moisture by evaporation and renders dry, ready to use compost in a few days. The compost can be unloaded at uniform intervals from the discharge end. The air exchanges from the composting chamber ensure adequate availability of air required for Aerobic composting. The end product is the compost which can be directly used in field application.

This is in compliance with Municipal Solid Waste (Management and Handling) Rules, 2000 as the process convert the biodegradable matter to compost & have no leachate generation.

This is being issued as per the request of

**GERA DEVELOPMENTS PVT LTD
200, GERA PLAZA, BOAT CLUB ROAD,
PUNE - 411001**

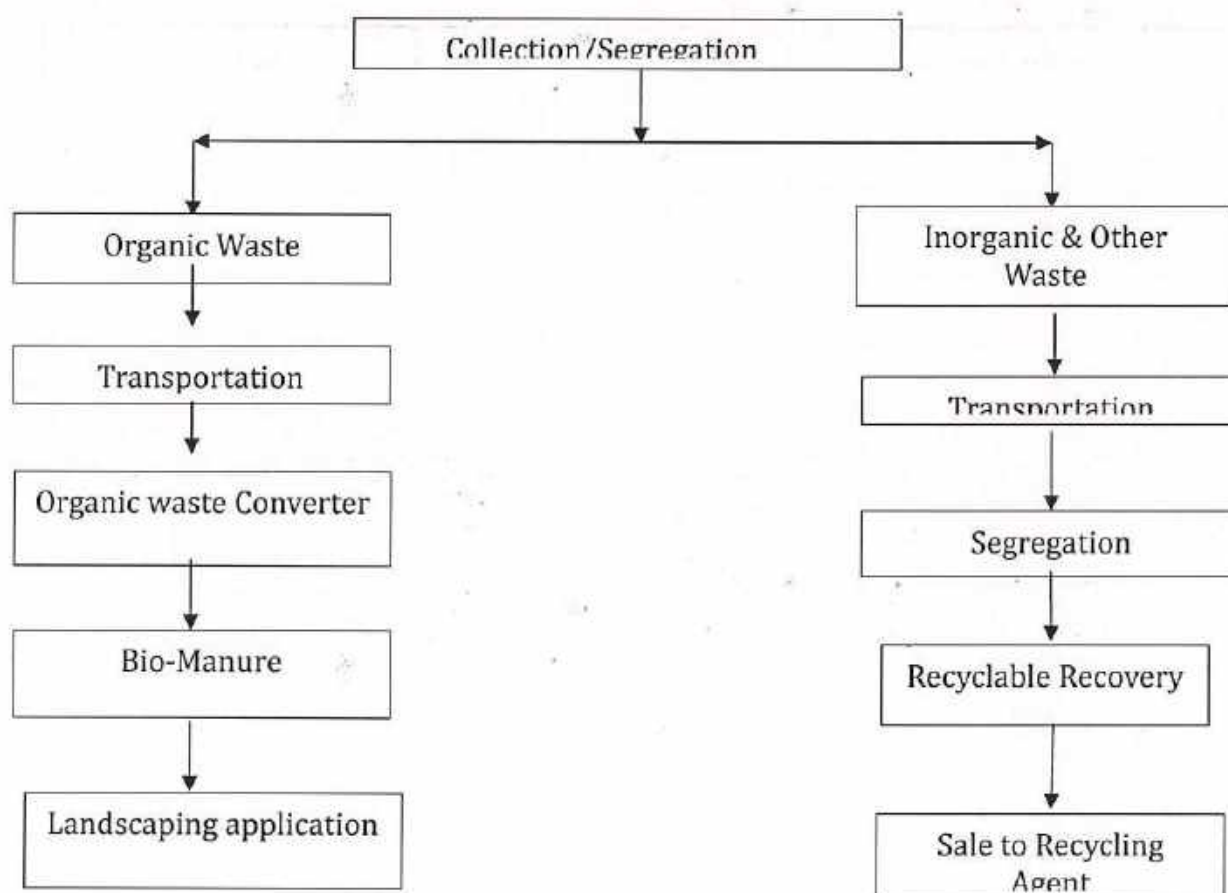
FOR SMARTENVIRO SYSTEMS PVT. LTD.

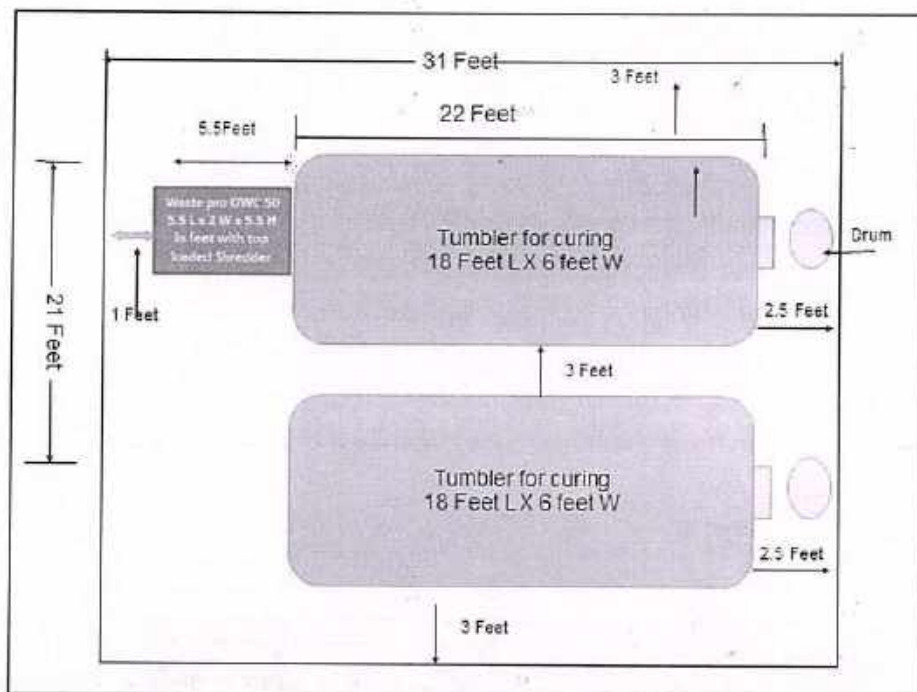

Authorized Signatory



TECHNICAL DETAILS OF OWC

Waste	Quantity (kg/day)	Management
Biodegradable	408	Wet garbage will be treated in OWC
Non- Biodegradable	494	Will be handed over to SWACH
Total	902	



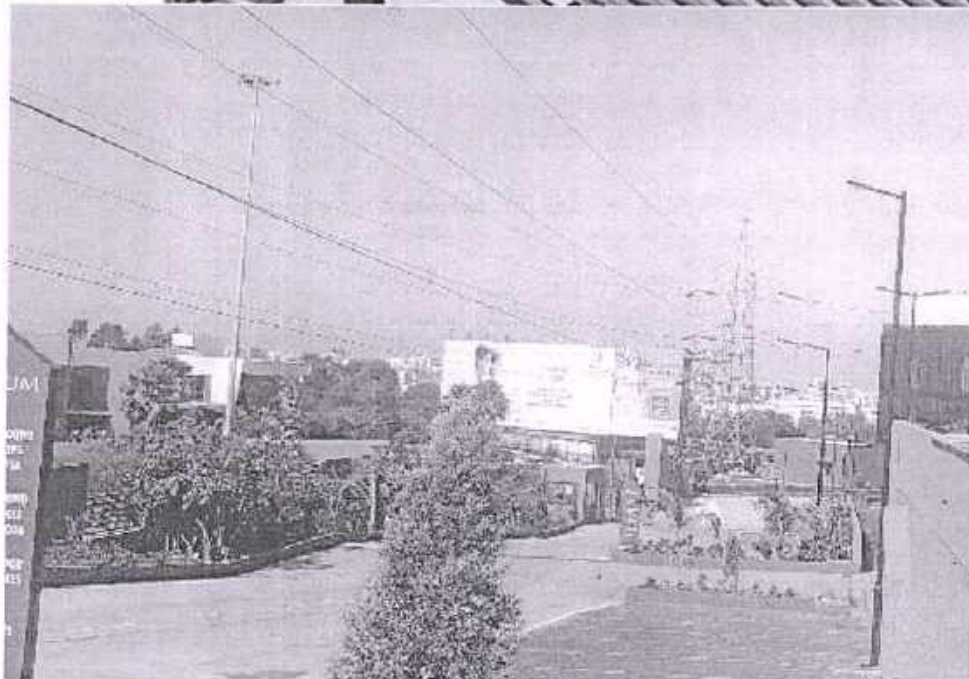


Annexure VI Landscape

S. No.	Common Name	Botanical Name
1	Awala/Amala	<i>Phyllanthus emblica</i>
2	Mango/Amba	<i>Mangifera indica</i>
3	Cassia/Kashid	<i>Cassia javanica</i>
4	Cassia/Kashid	<i>Cassia fistula</i>
5	Chinch	<i>Tamarindus indica</i>
6	Chiku/Sapota	<i>Achras sapota</i>
7	Ficus	<i>Ficus benjamina</i>
8	Jamun/Jambhul	<i>Syzygium cumini</i>
9	Kadunimb/Neem	<i>Azadirachta indica</i>
10	Kadamb	<i>Anthocephalus</i>
11	Naral/Coconut	<i>Cocos nucifera</i>



Annexure VII Solar and DG set installation



MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwat@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 /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-072245/CE/CC-1911000460
Date 13/11/2019

To,
M/s. Imperium Rise by Gera Developers,
S. No. 1B, Rajiv Gandhi Infotech-Biotech Park, Phase-II
Vill: Man, Tal: Haveli, Dist: Pune.

Sub: Consent to Establish with Expansion for Construction of Commercial Projects granted under Red Category.

Ref: 1. Your Application vide UAN No. -0000072245 Dated: 30/04/2019.
2. Minutes of 5th Consent Committee meeting held on 27/09/2019.

For: Consent to Establish with Expansion for Construction of Commercial 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 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 is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs.114.41 Cr.
(As per CA Certificate submitted by project proponent)

The Consent to Establish with is valid for construction of Commercial Project named as M/s. Imperium Rise by Gera Developers, S. No. 1B, Rajiv Gandhi Infotech-Biotech Park, Phase-II Vill: Man, Tal: Haveli, Dist: Pune, for total plot area of 14,855.00 Sqm and Proposed total construction built up area 53,000.00 Sqm including utilities and services as per Commencement Certificate issued by local body.

3. 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	150	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. 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	1250 KVA	3	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	408.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	494.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	24.00 Kg/day	STP	Used as manure

6. This consent is granted with overriding effect of earlier consent granted by board vide no. Format 1.0/BO/ROHQ/PN-26169-15/CE/CC-0249 dt. 01/02/2017.
7. Conditions under Hazardous and Other Wastes (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 install online monitoring systems for BOD, TSS and flow at the outlet of STP.
13. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
14. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dt. 20/02/2019 for total plot area 14,855.00 Sqm and total construction BUA 53,000.00 Sqm.

**For and on behalf of the
Maharashtra Pollution Control Board**

(E. Ravendran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	50,000/-	N 152190839936736	01/06/2019	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 updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **170.00 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 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual chlorine	1 PPM

- 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) 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	170.00

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



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect 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 (1250 KVA)	Acoustic enclosure	7.07	Diesel	450.0	Lit/Hr	--	--
2.	DG Set (1250 KVA)	Acoustic enclosure	7.07	Diesel	450.0	Lit/Hr	--	--
3.	DG Set (1250 KVA)	Acoustic enclosure	7.07	Diesel	450.0	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 .
--------------------	---------------	--------------------------

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. 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 EC and consent conditions.	Up to Commissioning of the project	Up to Commissioning of the project



Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall 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 treated sewage shall be disinfected using suitable disinfection method
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992
- 10) The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.



Maharashtra Pollution Control Board

5ef2e4aa99513b24b0caebfd

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwat@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



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

Infrastructure /Red/LSI

Consent order No. Format 1.0/BO/JD (WPC)/UAN-081808/CO/CC- 2006000989

Date 22/06/2020

To,
M/s. Imperium Rise by Gera Developments Pvt.Ltd,
Plot no.1B, Rajiv Gandhi Infotech -Biotech Park, Phase-II,
Village -Man Tal: Mulshi, Dist: Pune.

Sub: Consent to Operate for Construction of Commercial Projects is granted under Red category.

- Ref: 1. Your Application vide UAN No. 081808 dt. 22/10/2019.
2. Consent to Establish with Expansion granted vide no. Format 1.0/BO/JD(WPC)/UAN-072245/CE/CC-1911000460 dt. 13/11/2019.
3. Environmental Clearance obtained Vide SEIAA-EC-00000001078 dt. 20/02/2019.

For: Consent to Operate for Construction of Commercial Projects under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. Consent to Operate is granted for period up to 31/01/2021.
2. The proposed capital investment of the project is Rs.114.41 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential & Commercial Projects named as M/s. Imperium Rise by Gera Developments Pvt Ltd, Plot no.1B, Rajiv Gandhi Infotech - Biotech Park, Phase-II, Village -Man Tal: Mulshi, Dist: Pune, for total plot area 14,855.00 Sqm & construction completed BUA area 53,000.00 Sqm as per EC dt. 20/02/2019 including utilities and services and As per Architect certificate submitted by project proponent.

3. 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	150.00	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. 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	1250 KVA	3	As Per Schedule -II

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5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	408.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	494.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	24.00 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste: NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. 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.
10. 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.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall Operate and maintain Organic waste digester with composting facility or Biogas digester with composting facility.
13. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department, Government of Maharashtra, dtd. 20/02/2019 for total plot area **14,855.00 Sqm** & total construction BUA area **53,000.00 Sqm**.

**For and on behalf of the
Maharashtra Pollution Control Board**

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

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	2,28,820/-	ICICR52020010900281858	09/01/2020	ICICI 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 desk- for record & website updating purposes.



Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have installed of Sewage Treatment Plants (STP) with the design capacity of 170.00 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.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

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) 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.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	170.00

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



Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect 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 (1250 KVA)	Acoustic enclosure	7.07	Diesel	450.00	Lit/Hr	--	--
2.	DG Set (1250 KVA)	Acoustic enclosure	7.07	Diesel	450.00	Lit/Hr	--	--
3.	DG Set (1250 KVA)	Acoustic enclosure	7.07	Diesel	450.00	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. 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).

[Signature]



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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 Operate	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Continuous	31.03.2021

[Handwritten Signature]



Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall 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 treated sewage shall be disinfected using suitable disinfection method.
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) The applicant make an application for renewal of consent at least 60 days before the date of the expiry of the consent.