Six Monthly Compliance Report

For the Period of Apr 2020 - Sept 2020

Project: Isle Royale

S. No. 24, Bavdhan, Tq. Mulashi, Dist. Pune

By

Gera Developments Pvt. Ltd.

Pune

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 Residential Project "Isle Royale" at Bavdhan, Pune for the period of April 2020- Sept 2020

Ref: Environment clearance letter vide No. EC No. SEAC III/2015/CR-91/TC-3

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 clearance letter No. SEACIII 2015/CR.91/TC.III

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

Thanking you,

Yours Sincerely,

For Gera Developments Pvt. Ltd.

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

1.	Data Sheet	Page 1-3
2.	Pointwise compliance report	Page 1-12
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4.	Environment monitoring report from MOEF& CC approved laboratory	-
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6.	STP outlet reports	Annexure II
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8.	Landscape Details	Annexure IV
9.	Environment Management Plan	Annexure V
10.	Consent to Operate	Annexure VI

Ministry of Environment and Forest
Regional Office, Nagpur

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	New construction project (8b)
2.	Name of the project		:	Isle Royale
3.	Clearance letter (s) / OM No. and Date		:	Amendment of environmental clearance is done vide EC No. SEAC III/2015/CR-91/TC-3 dated 2nd feb 2017
4.	Location		:	S.No.24, Bavdhan, Taluka: Mulashi,
	a.	District (S)	:	Pune
	b.	State (s)	:	Maharashstra
	c.	Latitude/ Longitude	:	47.9763° N, 88.9313° W
5.	Address for correspondence			
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Kashitija 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	:	
	b.	of the environmental management plans	:	**Environment plan enclosed as Annexure V**
7.	Breakup of the project area		:	**Area Statement as per Architect certificate Annexure I**
	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	:	136.22 CR
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	**Environment Management plan Enclosed as Annexure V**
	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 V**
10.	Forest land requirement		:	
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, it any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable

11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information		:	Not Applicable
12.	Status of construction		:	Project is completed and in operation phase
	a.	Date of commencement (Actual and/or planned)	:	Project is complete within timelines
	b.	Date of completion (Actual and/or planned)	:	Project is complete within timelines
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)		:	Kashitija 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 and status of environmental features of project

	Details	Status
Name of the project	Isle Royale S.No.24, Bavdhan, Taluka: Mulashi, Dist: Pune,State: Maharashtra	Project location is as per development plan of Pune municipal corporation property documents were submitted at time of getting EC. There is No change or amendment in location of project
Name of project proponent	Gera Developments Pvt. Ltd.	There is No change or amendment in project proponent
Type of project	Residential	Project is purely residential as per sanction plan of Pune Municipal corporation and EC under reference
Whether in Corporation/Municipal/other area	Pune Municipal corporation	Yes, project is within Pune Municipal corporation limits
IOD/IOA/concession document as applicable(clarifying its applicability with local planning authority / rules)	CC-3379-15 dated 31/12/2015 from building development department Zone 3 of PMC	Environmental clearance is as per said commencement certificate and sanction plan submitted at time of getting environmental clearance.
Note of work initiated	Construction work has been initiated as per EC letter vide SEAC-III-2015/CR-91/TC-III	Construction work is as per sanction plan given for EC **Attached architect certificate refer Annexure I**
Total Plot area	Plot area: 54062.08 Sqm Deduction:11446.79 Sqm Net plot area: 42615.29Sqm	All areas are as per environmental clearance and plan sanction by Pune Municipal corporation from building development department of PMC
Permissible FSI	42615.29 Sqm.	All areas are as per environmental clearance and plan sanction by Pune Municipal corporation, building development department of PMC
Proposed Built up area	FSI: 27954.06 Sqm Non FSI: 26651.37 Sqm Total: 54605.43 Sqm	All areas are as per environmental clearance and plan sanction by Pune Municipal corporation, building development department of PMC
Ground coverage	6830.41Sqm	All areas are as per environmental clearance and plan sanction by Pune Municipal corporation, from building development department of PMC

<table>
<tr><td rowspan="8">Building configuration</td><td>Building type</td><td>No. of Buildings</td><td>No. Of floors</td><td>No. Of flats</td><td rowspan="8">Construction is as per attached architect certificate.
Annexure I</td></tr>
<tr><td>Semidetached units</td><td>10</td><td>LG+G+1</td><td>10</td></tr>
<tr><td>Twin Villa</td><td>25</td><td>LG+G+2</td><td>25</td></tr>
<tr><td>Tower 1</td><td>1</td><td>2B+LG+15</td><td>30</td></tr>
<tr><td>Tower 2</td><td>1</td><td>3P+4 Floors</td><td>60</td></tr>
<tr><td>Tower 3</td><td>1</td><td>3P+15</td><td>30</td></tr>
<tr><td>Block A</td><td>1</td><td>2P+3</td><td>8</td></tr>
<tr><td></td><td>39</td><td></td><td>163</td></tr>
<tr><td>Right of way (width of road from nearest fire station to the proposed building</td><td colspan="3">12m wide external road nearest fire station is kothrud fire station</td><td>Right of way as per prevailing municipal norms</td></tr>
<tr><td>Total water requirement</td><td colspan="3"></td><td>Water demand given in EC is for 163 tenements.</td></tr>
<tr><td></td><td colspan="3">Domestic: 92 m^3/day
Flushing: 48m^3/day
Gardening: 28 m^3/day
Total Fresh water requirement: 92 m^3/day</td><td>Water requirement is for Total 163 tenements fulfilled by Pune Municipal Corporation</td></tr>
<tr><td></td><td colspan="3">Excess treated water (Dry Season): 40 m^3/day
Excess Treated water (wet Season):68 m^3/day</td><td>STP is commissioned and working. Project is under low occupancy hence treated water is being used for landscape.</td></tr>
<tr><td></td><td colspan="3">Swimming pool: 4 m^3/day</td><td>Swimming pool is constructed and ready to use. Water requirement is only for top up purpose</td></tr>
<tr><td></td><td colspan="3">Firefighting: 275 m^3</td><td>Water requirement is for one time storage</td></tr>
<tr><td>Details of swimming pool</td><td colspan="3">Main pool: 465000 Lits
Kids pool: 80000 Lits
Balancing tank:50,000 Lits
Jaccuzi:50,000Lits
Total water Requirement: 4.5 CMD</td><td>Swimming pool dimensions will be designed and constructed as per EC</td></tr>
<tr><td>Rain water Harvesting</td><td colspan="3">Recharge pits with bore well: 20 Number
Size :2m x2mx 2m</td><td>Complied</td></tr>
<tr><td>UGT details</td><td colspan="3">Domestic UG T: 138 m^3
Flushing UGT: 114 m^3

Tower 1 UGT</td><td>Details and dimensions given in are included design and will be constructed as per EC</td></tr>
</table>

	Domestic: 30 m^3 Fire: 75 m^3 Tower 2 and 3UGWT Domestic: 77 m^3 Fire 200 m^3	
Strom water drainage	Quantity :0.42 m3/sec Size of SWM Pipe: 600 mm dia pipe	Strom water line of requisite diameter has been constructed to carry excess storm water
STP	Sewage generation 119 m3/day	120 KLD STP is installed and commissioned.
	STP capacity :120 m3/day	**STP details are enclosed as Annexure III**
	STP technology: MBBR	**STP details are enclosed as Annexure III**
Solid waste Management	Biodegradable waste: 220 Kg/day	Organic waste converter is installed and commissioned.
	Non-biodegradable Waste: 147 Kg/day	Non-Biodegradable waste is disposed off though SWaCH that is authorized vender or Municipal corporation.
	STP Sludge: 14 Kg/day	STP Sludge will be dried and used as manure or handed over to the authorized vendor for disposal.
Green Belt development	Mandatory RG area: 4648.07Sqm	As per sanction plan and Landscape Plan submitted at time of getting EC
	Additional Green area on podium: 1261 Sqm	As per sanction plan and Landscape Plan submitted at time of getting EC
	Number of Trees :581	Please refer **Annexure IV: Landscape Details**
	Total Existing trees: 140 Trees to be retained as it is: 108 Trees to be transplanted at later state: 32 Trees to be cut: 0 Number, size, age and shape of tree to be cut: 0	Please refer **Annexure IV: Landscape Details**
Energy	Connected Load: 2275.26 KW Maximum Demand: 2027.3 KVA No. of transformer: 5 (630 KVA*5 and 500 KVA) DG Sets: 315 KVA 125 KVA 100 KVA 380 KVA 250 KVA 100 KVA	DG sets installed at site which suffices Back up equipment for Phase I. DG back up is provided only for common area lighting and services at time of power failure.

Environment management plan budgetary allocation	Installation cost (Capital cost): 341.22 Lakhs Operation and maintenance cost: 48.00 Lakhs	**Details of environment management plan are enclosed as Annexure V**
Traffic management	Parking area: 11689.14 Sqm Number of car parks : 324 cars	Parking provided is as per Plan Sanction by Pune Municipal Corporation

Part B

Pointwise compliance

General conditions for preconstruction phase

	PP obtained earlier EC vide number SEAC-III/2014/CR-91/TC-3 dated 31/12/2015 for built up area 51292.63 Sqm out of total proposed built up area 54605.43. Now this EC is issued suppression of earlier EC dated 31/12/2015	This report is prepared on the basis of current EC attached with this report
	The Environmental clearance issued for sanctioned built up area 54605.43 sq m which is approved by competent authority	We have received sanction plan from Pune Municipal corporation Vide No.CC- 3379-15 dated 31/12/2015 from building permission department zone 3 and completed construction of project (Phase I) as per sanction Further we have received approved plan CC No. /196/17 dated 28/7/2017 and applied for amendment of EC
	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 in conformity with development plan of Pune Municipal Corporation. We have received sanction plan from Pune Municipal corporation Vide, from building permission department zone 3
2.	E waste shall be disposed though Authorized Vender as per E Waste (Management and handling) Rules 2011	Entire project is residential construction project hence there will not be any generation of E waste hence **Not Applicable**
3.	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	We have received occupancy certificate for first after verification of availability of drinking water and sewage disposal arrangement.
4.	The environmental clearance is issued subject to obtaining NOC from forestry and wild life angle	Not Applicable

	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	
5	PP has to abide by conditions stipulated by SEAC and SEIAA	We have incorporated all conditions given by SEAC and SEIAA in project design before getting this clearance
6.	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 in conformity with development plan of Pune Municipal Corporation. We have received sanction plan from Pune Municipal corporation.
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	We have obtained Consent to Establish for Maharashtra pollution control Board and also applied for amendment of consent to Establish as per EC amendment **Copy of Consent to Operate: Annexure VI**
8.	All Required sanitary and hygiene measure should be place before stating construction activities and to be maintained throughout the construction phase	Project is in operation phase now

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.	Project is in operation phase now
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	Project is in operation phase now
3.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste	Waste generated from excavation, concrete waste is mainly kept aside and further used for site only for leveling and development purpose.

	should be disposed off to the approved sites for land filling after recovering recyclable material	Respected contractors are taking care of disposal of additional waste generated at site to authorized site which is mentioned in the Work order. WO of Excavation contractor submitted with earlier compliance report.
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 approved sites with the approval of competent authority	There was no muck generation hence Not applicable
5.	Arrangement shall be made that waste and storm water do not get mixed	During construction phase waste water generation on only though labour camp toilet blocks. Mobile toilets are provided to Labour camp hence there is not mixing of storm and water
6.	All toil soil excavated during construction activities should be stored for use in the horticulture/landscape development	Usable Top soil excavated was around cum and was used for landscape development at first phase
7.	Additional soil for leveling of the proposed site shall be generated within the sites to the extent possible so that natural drainage system if the area in protected and improved	Yes, we have used excavation waste generated at site for leveling purpose within the site there is no additional requirement for leveling purpose.
8.	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 was carried out as per landscape plan submitted at time of getting EC. Landscape comprises indigenous varieties of trees as per CPCB guideline
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	Yes, soil and ground water samples are being tested on regular basis
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 has been disposed off though respective contractor. There is no use of any hazardous material. Material storage is done in secure and enclosed manner so that there is no leaching of chemicals in to the ground.
11.	Any hazardous waste generated during the construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board	Construction waste generated in project premises has been disposed off though respective contractor. There was no use of any hazardous material.
12	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should confirm to environment	DG sets in operation phase are complying with prescribed air and noise emission standard DG Set Manufactures Specifications submitted with earlier compliance report.

	(protection) Rules prescribed for Air and noise emission standard	
13.	The diesel required for operating DG set shall be stored in underground tanks and if required clearance from concern authority shall be taken	We are not storing Diesel for DG sets separately as DG sets are used for back up purpose of common area lighting and services
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 have kept check on PUC certificates of construction vehicles though 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 though MOEF approved laboratory on regular basis
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 27th August 2003. (The above condition is applicable only if project is located within the 100 km if thermal power station)	We have used ash bricks for construction of entire project **Purchase order of Fly ash Bricks submitted with earlier compliance report.**
17.	Ready mixed concrete must be used in building construction	Yes we are using RMC for building construction
18.	The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake and adequacy of firefighting equipment's etc. as per National Building Code	We are obtaining structural liability certificate and fire NOC to ensure earthquake resistance and fire safety.
19.	Storm water control and its re use as per CGWB and BIS standards for various applications	We have set up storm water line and TWH system as per CGWB guideline.
20	Water demand during construction should be reduced by use if pre mixed concrete, curing agents and other best practices referred	We are using 100% ready mix concrete so as to reduce water consumption during construction.
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.
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	We have installed 120 KLD STP and commissioned. We will submit report given by third party expert with next compliance report.

	emanating from STP shall be recycled/reused to the maximum extent possible. Discharge of this unused treated affluent if any should be discharge in to the sewer line. Treatment if 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP	
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 using any ground water, so not applicable.
24.	Separation of gray and black water should be done by the use of plumbing line for separation of Gary and black water	We have provided Sewage treatment plant for treatment of entire sewage generating n 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	We have provided low flow fixtures for entire project. **Sample Purchase order of duel flush system is submitted with earlier compliance report.**
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	Entire project is residential hence use of glass is not extensive and air conditioning is not provided by us hence not applicable.
27	Roof should meet perspective requirement as per energy conservation Building code by using appropriate thermal insulation material to fulfill requirement	Roof insulation by means of water proofing has been done will help to achieve thermal insulation to building.
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 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.	Report on energy conservation measures is enclosed stating all energy conservation measures done in project. Report on energy conservation measures is submitted with earlier compliance report.
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	DG sets are provided as back up source only for common area lighting and services. We have provided appropriate stack height for all DG sets as specified by Pollution Control Board in consent to Establish.

	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	
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	Environment Monitoring is being carried out on regular basis.
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 Pune Municipal corporation. We have provided 6m internal roads, security for proper routing of traffic and traffic instructions where ever necessary.
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	Project is completely residential and we have not provided air conditioning systems hence not applicable
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 Pune Municipal corporation hence 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.
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	We are regularly submitting monitoring reports along with six monthly compliance report to MOEF and MPCB

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 given unless all above said environmental infrastructure installed and made functional including water requirement in para2. Prior certification from appropriate authority shall be obtained	We have completed STP, MSW facility and Green belt development for Phase I and also received occupation certificate
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	We have installed and commissioned 1 Organic waste converter at site. As there is no occupancy in project there is not manure generation. Treated manure will be used for landscape on premises.
4	Local body should ensure that no occupation certificate is issued prior to operation of STP/MSW site Etc. with due permission from MPCB	Pune Municipal corporation has given Occupancy certificate to us only after installation of STP and MSW.
5	In the case of any change in the scope of the project the project would require fresh appraisal by this department	Yes, we have applied for Expansion of project to SEIAA
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
7	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item wise break up. These 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	Separate Common Area Maintenance (CAM) department is taking care of all environmental services.
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 Board and may be also seen at website http:// ec.maharshtra.gov.in	We have given advertisement in 2 local newspapers on getting Environmental clearance and submitted copies with earlier compliance

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 on1st June and 1st December of each calendar year	We are submitting half yearly compliance report to MOEF and MPCB every year on regular basis.
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	There were no representation/suggestions from anyone, so not applicable.
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. SO2, NOx(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 will upload the Six monthly compliance and monitoring report to our website post this submission along with acknowledgement.
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	We are submitting six monthly compliance reports along with monitoring data on regular basis.
13.	The environment 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) 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.	We have submitted Environment Statement through online portal www.ecmpcb.in

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III/2015 /CR-91 /TC-3
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 2nd February, 2017.

To,
M/s. Gera Developments Pvt. Ltd
. "Isle Royale" At S. No. 24, Bavdhan,
Taluka Mulshi, Distt. Pune.

Subject: Amendment in Environment clearance for proposed Residential Development "Isle Royale" At S. No. 24, Bavdhan, Taluka Mulshi, Distt. Pune by M/s. Gera Developments Pvt. Ltd

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 51st 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 106th meeting.

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

The brief information of the project given by PP is as follows: -

1.	Name of Project	"ISLE ROYALE" S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra
2.	Name, contact number & address of Proponent	Ms. Sunaina Gera 020 – 26165580 200, Gera Plaza, Boat Club Road , Pune
3.	Name, contact number & address of Consultant	M/s. Ultra-Tech (Environmental Consultancy & Laboratory) Saudamini Commercial Complex , Building C-3, 2nd Floor, Right Bhusari Colony, Paud Road, Kothrud, Pune.411038. Phone No. 020- 25286109/06
4.	Consultant (NABET Accreditation)	NABET Certificate Number: NABET/EIA/1417/RA010
5.	Type of project: Housing project / Industrial Estate /SRA scheme / MHADA /	Residential (Amendment)

	Township or others		
6.	Location of the project	S. No. 24, Bavdhan, Taluka Mulshi, Dist. Pune, State Maharashtra	
7.	Whether in Corporation / Municipal / other area	Pune Municipal Corporation.	
8.	Applicability of the DCR	PMC-DCR	
9.	IOD/IOA/Concession document or any other form of document as applicable(Clarifying its conformity with local planning rules & provision)	CC-3379-15, Dated : 31.12.2015 from Building Development Department Zone no.3 PMC	
10.	Note on the initiated work (If applicable)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011 which was further amended on 15th May 2014.	
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA	
12.	Total Plot Area (sq. m.) Deductions Net Plot area	Total Plot Area: 54.062.08 m2 Deductions : 11446.79 m2 Net plot area : 42615.29 m2	
13.	Permissible FSI (including TDR etc.)	42615.29 m2	
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI : 27954.06 m2 (Existing- 25124.25 m2 Proposed-2829.81 m2) Non FSI : 26651.37 m2(Existing-26168.38 m2 Proposed-482.99 m2) Total : 54605.43 m2	
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	6830.41 m2	
16.	Estimated cost of the project	INR 107 Cr	
17.	No. of building & its configuration(s)	Existing (as per earlier recommended in March 2016)	Proposed Amendment
		SD units= 10 units (LG+GF+1UF) Twin villa= 25 units (LG+GD+2floors) Tower1 =30 units (B1+B2+LGF+15floors) Clubhouse=GF+1Floor Tower 2= 14 units (3P+14 floors) Tower 3= 30 units (3P+15 floors Block A = 12 units (2P+3	SD units= 10 units (LG+GF+1UF) Twin villa= 25 units (LG+GD+2floors) Tower1 =30 units (B1+B2+LGF+15floors) Clubhouse=GF+1Floor Tower 2= 60 units (15 floors) Tower 3= 30 units (3P+15 floors Block A =08 units (2P+2

		Floors)	Floors)
18.	Number of tenements and shops	Tenements Existing (as per earlier recommended in March 2016) =121 Proposed Amendment= 163	
19.	Number of expected residents / users	Existing (as per earlier recommended in March 2016) =605 Proposed Amendment= 815	
20.	Tenement density per hector	30 per hector	
21.	Height of the building(s)	Existing (as per earlier recommended in March 2016) =48.80m (max.) Proposed Amendment=current maximum ht. 48.70	
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	12 m wide external road, nearest fire station Kothrud Stand fire station	
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	
24.	Existing structure(s)	Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011	
25.	Details of the demolition with disposal (If applicable)	Not Applicable	
26.	Total Water Requirement	Residential & Commercial : Existing: Dry season : Source: PMC Fresh water: 92 m3/day Recycled water (Flushing): 48 m3/day Recycled water (Gardening): 28 m3/day HVAC Makeup: NA Total Fresh water Requirement : 92 m3/day Excess treated water: 40 m3/day Swimming Pool: 4 m3/day (Through tankers) Firefighting (Cum): 275 m3	

		Wet Season: Fresh water: 92 m3/day Recycled water(Flushing): 48 m3/day Recycled water (Gardening):NIL HVAC Makeup: NA Total Fresh water Requirement : 92 m3/day Excess treated water: 68 m3/day Swimming Pool : 2.5 m3/day (Through tankers) Firefighting (Cum): 275 m3
27.	Details about Swimming Pool:	Dimension of Swimming Pool: – Main Pool: 4.65,000lit Kids Pool: 80,000lit Balancing Tank:50,000lit Jaccuzi:50,000lit Balancing tank for Jaccuzi:2,000lit Total water Requirement: Water requirement for make-up: 4.5cmd Details of Plant & Machinery used for treatment of Swimming pool water: Attached list Annexure Budgetary allocation (Capital cost and O & M cost) Capital Cost: Rs.-89 lacs O & M Cost: Rs. 30,000/month
28.	Rain Water Harvesting (RWH)	Residential: Level of the Ground water table: -- Size and no of RWH tank(s) and Quantity : NA Location of the RWH tank(s) :- NA Size, no of recharge bore well and Quantity: 2mX2mX2m Recharging Pit with Bore well-- 20 Grease cum Desilting chamber- NA - Surface RWH Units: -NA- Budgetary allocation (Capital cost and O & M cost) Capital Cost :- Rs.6.08,000-/ O & M cost :- Rs.44,000 /- annum
29.	UGT tanks	Residential: Centralized UGWT Domestic UG tank Capacity: 138m3 Flushing UG tank Capacity: 114 m3 Tower 1 UGWT Domestic UG tank Capacity: 30m3 Fire UG tank Capacity: 75 m3 Tower 2 & 3 UGWT Domestic UG tank Capacity: 77m3 Fire UG tank Capacity: 200 m3
30.	Storm water drainage	Natural water drainage pattern: - Along with internal road side & as per contour slop of the plot Quantity of storm water: - 0.42 m3/sec Size of SWD :- 300mm dia 2 Nos. pipe

31.	Sewage and Waste water	Residential: Sewage generation (CMD): 119 m3/day Capacity of STP (CMD): 120 m3 STP technology: MBBR Budgetary allocation (Capital cost and O & M cost): Capital Cost: - Rs.40,00,000 O & M cost: - Rs. 8,52,255
32.	Solid waste Management	Waste generation in the pre-Construction and Construction phase: Waste generation: 25kg/day Quantity of the top soil to be preserved: 4000 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 Residential : Biodegradable waste: 220 kg/day Non-Biodegradable : 147 kg/day Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): Nil STP sludge: 14 kg/day Mode of Disposal of waste: Dry waste:- Handed over to SWaCH agency Wet waste: OWC E-waste: N.A Hazardous waste: N. A. Biomedical waste (Kg/month) (If applicable): STP sludge: Used as manure Area Requirement: Location: - Total area provided for the storage and treatment of the solid waste: 8.6m x 4.1 m Budgetary allocation Capital Cost :- Rs. 7.0 Lakh O & M cost :- Rs.1.20 Lakh/annum
33.	Green Belt Development Mandatory RG area: 4648.07 m2 Additional Green area: On Podium: 1261 m2 Number & list of trees species to be planted in the ground RG: 581	

S.no.	Common Name	Botanical Name	Quantity
1	Amala	Phyllanthus emblica	7
2	Amba/Mango	Mangifera indica	27
3	Cassia javanica	Cassia javanica	8
4	Cassia fistula	Cassia fistula	8
5	Chinch	Tamarindus indica	28

6	Chiku/Sapota	Achras sapota	10
7	Ficus Panda	Ficus Panda	89
8	Ficus Benjamina	Ficus benjamina	63
9	Jambhul/Jamun	Syzigium cumminii	20
10	Kadunimb	Azadirachta indica	40
11	Kadamb	Anthocephalus kadamba	30
12	Naral/Coconut	Cocos nucifera	40
13	Plumeria alba/Chafa White	Plumeria alba	54
14	Plumeria rubra/Chafa Red	Plumeria rubra	54
15	Peru/Guava	Psidium guajava	10
16	Parijat	Nectanthus arbor-tristis	10
17	Ram phal	Annona reticulata	20
18	Tabebuia	Tabebuia rosea	4
19	Wad	Ficus benghalensis	20

Number & list trees species to be planted around the border of nallah/ steam/ pond (If any): NA
Total existing trees: 140
Trees to be retained as it is: 108
Trees to be transplanted at later stage: 32
Trees to be cut at later stage: 00
Number, Size, Age and Species of trees to be cut, trees transplanted:
List of trees to be transplanted

SN	Common Name	Quantity
1	Hivar	1
2	Phanasi	9
3	Mahua	4
4	Patang	1
5	Shiras	1
6	Mogari	3
7	Dhaman	5
8	Asana	1
9	Bartondi	1
10	Chilar	5
11	Papadi shiras	1
	Total	32

NOC for the tree cutting/ transplantation/ Compensatory plantation, if any : NA
Budgetary allocation:
Capital Cost- Rs. 56.42 Lakhs
O & M Cost: Rs. 9.03 Lakhs/annum

34.	Energy	Power Supply: No of Transformer: 1)Tower T1:1 No 630 kVA 2)Tower T2 & T3:1 No

		630kVA &1 No 500 kVA 3) 1 No 630kVA Existing Transformer for 18 Nos. Villas + Common load & Proposed load for Block A 4) 1 No 630kVA Transformer for 17 Nos Villas +315 kVA as per MSEDCL requirement. Total DG power consumption : DG back up is provided for All common load, Firefighting load & 7. 5 kW per flat for Tower 1, 2, 3 & Block A. D.G. Set shall be provided in case of power failure only Energy saving measures Energy Saving using T5 fixture with Electronic Ballast Against T8. FTL fixture with Electromagnetic ballast for all buildings 31.2 % of saving Energy Saving using Automatic Timer operation Against Manual operation for External & common Lighting 16.67% of saving Saving in losses using High Efficient Transformer Against Conventional Transformer 14.45% of saving Energy Saving using Solar water heater is 67.12 % of saving Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form): Budgetary allocation (Capital cost and O&M cost) Capital Cost: Rs. 152.00 Lakhs O & M Cost: Rs. 7.8 Lakhs/annum Number and capacity of the DG sets to be used: 1) 1 No 315kVA & 1 No125 kVA DG Set (Existing)for 35 Nos Villas 2) 1 No 100kVA DG Set(Existing) for Club house & common load 3)1 No. 380 kVA DG set for Tower 1. 4)2 Nos. 250 kVA DG set for Tower 2 &3 5)1 No 100kVA DG Set for Block A D.G. Set Capacity shall be provided in case of power failure only. • Type of fuel used: HSD
35.	Environmental Management plan Budgetary Allocation	Environmental Management plan Budgetary Allocation: During Operation Phase:

Sr. No.	Parameter	Set up cost (Rs. In lacs)	Operational & Maintenance Cost (per year) (Rs. In lacs)
1	STP Cost	40	8.52

2	Swimming Pool	89.00	3.60
3	Rain Water Harvesting	60.80	0.44
4	Environmental Monitoring	MoEFCC approved laboratory	18.20
5	Gardening	56.42	9.03
6	Solid waste	5.00	0.80
7	Energy Saving	90	8.0
	Total	341.22	48.59

36. Traffic Management
Parking efficiency statement:

Parking efficiency statement					
Level	Required Equivalent Car Space	Proposed car parking nos. 4W	Required area for proposed park as per NBC norms	Proposed Parking Area (Sq.mt.)	Provided Equivalent Car Space (Sq.mt.)
A	B	C	D	E	F
Lower Parking	35	324	11340	11689.14	= 36.07

37.	CRZ/RRZ clearance obtain ,if any	N.A
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	N.A

Check list for the other necessary approvals

		Status of the approval	Name of the competent authority	Date of the issued letter
39.	CFO NOC for the above said building structure(s)	Provisional Fire NOC	Office of Chief Fire Office	21.10.2015
40.	HRC NOC for the above said building structure(s) (If applicable)	--	--	---
41.	NOC for the above said building structure(s) from the Aviation authority (If applicable)	NA	NA	NA

42.	Consent for the water for the above said detail(s)	Received	PMC	17.01.2015
43.	Consent for the drainage for the above said detail(s)	Received	PMC	19.01.2015
44.	Consent for the electric supply for the proposed demand	In process	MSEDCL	--
45.	Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	NA	NA	NA
46.	Court Order (If applicable)	NA	--	--
47.	Solid Waste NOC	Received	SWACH	04.06.2016
48	Bio-Medical Waste NOC	NA	--	---
49	HT line NOC	Received	MSETC	19.12.2012

3. The proposal has been considered by SEIAA in its 106th meeting& decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

General Conditions for Pre- construction phase: -

(i) PP obtained earlier EC wide number SEAC-III/2015/CR-91/TC-3 dated 31.12.2015 for built up area of 51292.63 Sq.m. out of total proposed built up area of 54605.43Sq.m. Now this EC is issued in supersession of earlier EC dated 31.12.2015.

(ii) This Environmental Clearance is issued for sanctioned Built up Area to 54605.43 Sq.m. which is approved by Competent Authority.

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

(iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

(v) PP has to abide by the conditions stipulated by SEAC& SEIAA.

(vi) 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.

(vii) "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.

(viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

(i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

(iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

(iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

(viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipment's etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of

all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

(i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://eic.maharashtra.gov.in.

(ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

(x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

(xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely: SPM, RSPM, SO_2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

(xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

(xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune),New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman.IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. The MoEF& CC, Regional Office, Nagpur.
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation (PMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on)

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Environmental Consultancy & Laboratory
Lab.Gazetted by MoEF&CC-Govt. of India [Recognized for period 02.06.2016 to 01.06.2021]
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OHSAS 18001 : 2007

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

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Project: "Isle Royale'
At Bavdhan, Pune.

REPORT NO. : UT/ELS/REPORT/C-134/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS : AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.: : C-18/06-2020
Sample Registration Date : 20/06/2020
Date of Sampling : 17/06/2020
Time of Sampling : 09:30 Hrs. to 17:30 Hrs.
Analysis Starting Date : 20/06/2020
Analysis Completion Date : 23/06/2020
Sample Lab Code : UT/ELS/C-106/06-2020
Ambient Air Temperature : 25.8°C to 31.6 °C

Location Code : 01
Sample Location : Near Security Gate
Coordinates:N18°30'00.32";E73°46'36.74"
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	13	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	21	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO-2.1	78	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	26	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.5	mg/m³

†: 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 –ENVIROTECH; Model –APM460BL; Sr. No. 853-DTD-2007	Valid up to - 06/10/2020
	Fine Dust Sampler	Make – ENVIROTECH; Model-APM 550; Sr. No. 488-DTJ-2010	Valid up to - 06/10/2020

Note:
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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 during sampling period.

– END OF REPORT –

ULTRA-TECH * Gazetted by MoEF Govt. of India * THANE (W) INDIA PIN-400 601 * ENVIRONMENTAL CONSULTANCY & LABORATORY *

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), $\mu g/m^3$	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO_x), $\mu g/m^3$	Annual*	40	30
		24 Hours**	80	80
03	Particulate Matter (PM_{10}), $\mu g/m^3$	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter ($PM_{2.5}$), $\mu g/m^3$	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

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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.
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TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Project: **"Isle Royale'**
At Bavdhan, Pune.

REPORT NO. : UT/ELS/REPORT/C-135/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS : AMBIENT AIR QUALITY MONITORING

Sampling Plan Ref. No.:	:	C-18/06-2020	**Location Code**	:	02
Sample Registration Date	:	20/06/2020	**Sample Location**	:	Near Labour Camp Co-ordinates:N18°30'00.38";E73°46'35.39"
Date of Sampling	:	17/06/2020 to 18/06/2020			
Time of Sampling	:	18:00 Hrs. to 02:00 Hrs.			
Analysis Starting Date	:	20/06/2020	**Collected By**	:	ULTRA-TECH
Analysis Completion Date	:	23/06/2020	**Height of Sampler**	:	1.0 Meter
Sample Lab Code	:	UT/ELS/C-107/06-2020	**Sampling Duration**	:	08 Hours
Ambient Air Temperature	:	24.8°C to 30.4 °C	**Relative Humidity**	:	53.0 % to 68.0%

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	15	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	21	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO-2.1	80	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	24	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.3	mg/m³

†: 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 –ENVIROTECH; Model –APM460BL; Sr. No. 853-DTD-2007	Valid up to – 06/10/2020
	Fine Dust Sampler	Make – ENVIROTECH; Model-APM 550; Sr. No. 488-DTJ-2010	Valid up to – 06/10/2020

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4. Any correction invalidates this test report.
5. Weather was Clear during sampling period.

– END OF REPORT –

ULTRA-TECH Gazetted by MoEF Govt. of India THANE (W) INDIA PIN-400 601 ENVIRONMENTAL CONSULTANCY & LABORATORY

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/m³	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO_x), µg/m³	Annual*	40	30
		24 Hours**	80	80
03	Particulate Matter (PM_{10}), µg/m³	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter ($PM_{2.5}$), µg/m³	Annual*	40	40
		24 Hours**	60	60
05.	Carbon Monoxide (CO), mg/m³	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

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TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Project: "Isle Royale"
At Bavdhan, Pune.

REPORT NO. : UT/ELS/REPORT/C-136/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS :

Sampling Plan Ref. No.:	:	C-18/06-2020	**Location Code**	:	03
Sample Registration Date	:	20/06/2020	**Sample Location**	:	Near Site Office
Date of Sampling	:	18/06/2020			Co-ordinates: N18°30'00.62"; E73°46'41.13"
Time of Sampling	:	02:30 Hrs. to 10:30 Hrs.			
Analysis Starting Date	:	20/06/2020	**Collected By**	:	ULTRA-TECH
Analysis Completion Date	:	23/06/2020	**Height of Sampler**	:	1.0 Meter
Sample Lab Code	:	UT/ELS/C-108/06-2020	**Sampling Duration**	:	08 Hours
Ambient Air Temperature	:	26.2°C to 30.9 °C	**Relative Humidity**	:	52.0 % to 79.0 %

AMBIENT AIR QUALITY MONITORING

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Sulphur Dioxide (SO_2)	IS 5182 (Part 02) : 2001	12	µg/m³
2.	Oxides of Nitrogen (NO_x)	IS 5182 (Part 06) : 2006	27	µg/m³
3.	Particulate Matter (PM_{10})	EPA/625/R-96/010a Method IO-2.1	80	µg/m³
4.	Particulate Matter ($PM_{2.5}$)	CPCB Guidelines, Vol-I, NAAQMS/36/2012-13	23	µg/m³
5.	Carbon Monoxide (CO) †	IS 5182 (Part 10): 1999	1.4	mg/m³

†: 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 –ENVIROTECH; Model –APM460BL; Sr. No. 853-DTD-2007	Valid up to – 06/10/2020
	Fine Dust Sampler	Make – ENVIROTECH; Model-APM 550; Sr. No. 488-DT]-2010	Valid up to – 06/10/2020

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

– END OF REPORT –

ULTRA-TECH ★ Gazetted by MoEF Govt. of India ★ THANE (W) INDIA PIN-400 601 ★ ENVIRONMENTAL CONSULTANCY & LABORATORY

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), $\mu g/m^3$	Annual*	50	20
		24 Hours**	80	80
02.	Oxides of Nitrogen (NO_x), $\mu g/m^3$	Annual*	40	30
		24 Hours**	80	80
03	Particulate Matter (PM_{10}), $\mu g/m^3$	Annual*	60	60
		24 Hours**	100	100
04.	Particulate Matter ($PM_{2.5}$), $\mu g/m^3$	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.

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TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Project: **"Isle Royale'**
At Bavdhan, Pune.

REPORT NO. : UT/ELS/REPORT/C-137/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS : **NOISE LEVEL QUALITY MONITORING**

Sampling Plan Ref. No. : C-18/06-2020
Date of Monitoring : 17/06/2020 to 18/06/2020
Sample Lab Code : UT/ELS/C-109/06-2020
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 Security Gate	12:00to 12:05	54.8	00:00 to 00:05	44.1
02.	Near Labour Camp	12:10 to 12:15	52.5	00:10 to 00:15	43.6
03.	Near Site Office	12:20 to 12:25	53.9	00:20 to 00:25	42.9
04.	Near Club House	12:30 to 12:35	53.7	00:30 to 00:35	41.5

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

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

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make – Lutron; Model – SL-4030; Sr. no. Q-623339	Valid up to – 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.
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For ULTRA-TECH,

(Authorized Signatory)

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

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

• SCHEDULE

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

Ambient Air Quality Standards in respect of Noise

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

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

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

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

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

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

• CONSTRUCTION ACTIVITIES

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

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(TheModel Rules Of The Factories Act, 1948)

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

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

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

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

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TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.		**REPORT NO.**	: UT/ELS/REPORT/C-138/10-2020
For Your Project: **"Isle Royale'**		**ISSUE DATE**	: 28/10/2020
At Bavdhan, Pune.		**YOUR REF.**	: LOI
		REF. DATE	: 02/10/2020

SAMPLE PARTICULARS			**STACK EMISSIONS QUALITY MONITORING**		
Sampling Plan Ref. No.	:	C-18/06-2020	**Analysis Starting Date**	:	20/06/2020
Sample Registration Date	:	20/06/2020	**Analysis Completion Date**	:	22/06/2020
Date of Sampling	:	17/06/2020	**Sample Lab Code**	:	UT/ELS/C-110/06-2020
Time of Sampling	:	11:00Hrs. to 12:00 Hrs.	**Sample Collected By**	:	ULTRA-TECH

STACK DETAILS

Stack ID	:	S-01	**Stack Height**	:	3 Meter from Ground Level
Stack Attached To	:	D. G. Set (100 KVA)	**Stack Diameter**	:	0.1016Meter @ Sampling Point
Stack Shape	:	Round	**Fuel Used**	:	Diesel
Stack MOC	:	M.S.	**Fuel Consumption**	:	10Liters/hr

FLUE GAS CHARACTERISTICS

Flue Gas Temperature	:	389	°K	**Volumetric Flow Rate**	:	109	Nm^3/hr
Flue Gas Velocity	:	5.4	m/sec	**Total Volume of Flue Gas**	:	1.000	Nm^3 (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Total Particulate Matter (TPM)	UT/LQMS/SOP/SE01	10	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:
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for ULTRA-TECH,

(Authorized Signatory)

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TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Project: **"Isle Royale'**
At Bavdhan, Pune.

REPORT NO. : UT/ELS/REPORT/C-139/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS :

Sampling Plan Ref. No.	: C-18/06-2020	**Analysis Starting Date**	: 20/06/2020
Sample Registration Date	: 20/06/2020	**Analysis Completion Date**	: 22/06/2020
Date of Sampling	: 17/06/2020	**Sample Lab Code**	: UT/ELS/C-111/06-2020
Time of Sampling	: 12:30Hrs. to 13:30 Hrs.	**Sample Collected By**	: ULTRA-TECH

STACK EMISSIONS QUALITY MONITORING

STACK DETAILS

Stack ID	: S-02	**Stack Height**	: 5 Meter from Ground Level
Stack Attached To	: D. G. Set (320 KVA)	**Stack Diameter**	: 0.1016 Meter @ Sampling Point
Stack Shape	: Round	**Fuel Used**	: Diesel
Stack MOC	: M.S.	**Fuel Consumption**	: 15 Liters/hr

FLUE GAS CHARACTERISTICS

Flue Gas Temperature	: 396	°K	**Volumetric Flow Rate**	: 139	Nm^3/hr
Flue Gas Velocity	: 7.0	m/sec	**Total Volume of Flue Gas**	: 1.001	Nm^3 (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1.	Total Particulate Matter (TPM)	UT/LQMS/SOP/5E01	14	mg/Nm^3
2.	Sulphur Dioxide (SO_2)	IS 11255 (Part 02) : 1985	8	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:
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for **ULTRA-TECH,**

(Authorized Signatory)

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QCI-NABET Accredited EIA Consulting Organization
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ISO 9001 : 2015
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Tele : +91 22 2547 49 07 / +91 22 2547 62 17 Email : lab@ultreatech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Project: "Isle Royale'
At Bavdhan, Pune.

REPORT NO. : UT/ELS/REPORT/C-140/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-18/06-2020
Sample Registration Date : 20/06/2020
Date & Time of Sampling : 17/06/2020at 11:00Hrs
Analysis Starting Date : 20/06/2020
Analysis Completion Date : 27/06/2020
Sample Collected By : ULTRA TECH
Sample Lab Code : UT/ELS/C-112/06-2020

WATER SAMPLE ANALYSIS

Sample Type : Bore well Ground 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
PHYSICAL PARAMETERS:-				
1.	Turbidity	IS 3025 (Part 10) 1984	1.9	NTU
CHEMICAL PARAMETERS:-				
2.	pH	IS 3025 (Part 11) 1983	7.5	-
3.	Electrical Conductivity	IS 3025 (Part 14) 1984	831	µS/cm
4.	Total Dissolved Solids	IS 3025 (Part 16) 1984	540	mg/L
5.	Total Hardness as $CaCO_3$	IS 3025 (Part 21) 2009	308	mg /L
6.	Total Alkalinity as $CaCO_3$	IS 3025 (Part 23) 1986	300	mg/L
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	66	mg/L
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	112	mg/L
11.	Ammonical Nitrogen as NH_3-N	APHA 23rd Ed. 4500- NH3-F	BDL [DL=0.01]	mg/L
12.	Nitrates as NO_3 -N	IS 3025 (Part 34) 1988	0.9	mg/L
13.	Calcium Hardness as $CaCO_3$	IS 3025 (Part 40) 1991	158	mg /L
14.	Calcium as Ca	IS 3025 (Part 40) 1991	63	mg/L
15.	Potassium as K	IS 3025 (Part 45) 1993	5.5	mg/L
16.	Sodium as Na	IS 3025 (Part 45) 1993	68	mg/L
17.	Magnesium as Mg	IS 3025 (Part 46) 1994	36	mg/L
18.	Lead as Pb	IS 3025 (Part 47) 1994	BDL [DL=0.6]	mg/L
19.	Iron as Fe	IS 3025 (Part 53) 2003	BDL [DL=0.06]	mg/L
20.	Fluoride as F^-	APHA 23rd Ed. 4500-F- D	0.7	mg/L
BACTERIOLOGICAL PARAMETERS:				
21.	Total Coliform	IS 1622 : 1981	17	MPN/100 ml
22.	F.Coli	IS 1622 : 1981	BDL[DL=2]	MPN/100 ml
23.	E.Coli	IS 1622 : 1981	Absent	-

DL – Detection Limit **BDL – Below Detection Limit**

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 –

ULTRA-TECH ★ Gazetted by MoEF Govt. of India ★ THANE (W) INDIA PIN-400 601 ★ ENVIRONMENTAL CONSULTANCY & LABORATORY ★

For **ULTRA-TECH**

D.A.Karwile

(Authorized Signatory)

ULTRA TECH™
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@ultreatech.in Visit us at : www.ultratech.in

TEST REPORT

ISSUED TO: GERA DEVELOPMENTS PVT. LTD.
For Your Project "Isle Royale"
At Bavdhan, Pune.

REPORT NO. : UT/ELS/REPORT/C-141/10-2020
ISSUE DATE : 28/10/2020
YOUR REF. : LOI
REF. DATE : 02/10/2020

SAMPLE PARTICULARS :

Sampling Plan Ref. No. : C-18/06-2020
Sample Registration Date : 20/06/2020
Date & Time of Sampling : 17/06/2020 at 17:30 Hrs.
Analysis Starting Date : 20/06/2020
Analysis Completion Date : 29/06/2020
Sample Collected By : ULTRA-TECH
Sample Lab Code : UT/ELS/C-113/06-2020

SOIL QUALITY MONITORING

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

Sr. No.	Test Parameter	Test Methods	Test Result	Unit
1.	Moisture Content	IS:2720 (Part 2) : 1973	5.7	%
2.	Bulk Density	UT/LQMS/SOP/S03	1140	kg/m³
3.	Organic Matter	IS:2720 (Part 22) : 1972	0.9	%
4.	Total Organic Carbon	IS:2720 (Part 22) : 1972	0.5	%
5.	pH	IS:2720 (Part 26) : 1987	7.6	-
6.	Conductivity(1:2soil:Water Extract)	IS:14767- 2000	0.310	mS/cm
7.	Sodium as Na (Water Extractable)	UT/LQMS/SOP/S19	62	mg/kg
8.	Magnesium as Mg (Water Extractable)	UT/LQMS/SOP/S22	81	mg/kg
9.	Chlorides as Cl^- (Water Extractable)	UT/LQMS/SOP/S23	88	mg/kg
10.	Sulphate as SO_4^{2-} (Water Extractable)	UT/LQMS/SOP/S24	92	mg/kg
11.	Sodium Adsorption Ratio	UT/LQMS/SOP/S26	1.1	$(meq/kg)^{1/2}$
12.	Cation Exchange Capacity	UT/LQMS/SOP/S18	24.3	meq/100g
13.	Water Holding Capacity	UT/LQMS/SOP/S12	52.7	%
14.	Available Boron as B (Available)	UT/LQMS/SOP/S27	0.9	mg/kg
15.	Phosphorous as P_2O_5 (Available)	UT/LQMS/SOP/S28	89	kg/ha
16.	Potassium as K_2O (Available)	UT/LQMS/SOP/S29	241	kg/ha
17.	Nitrogen as N (Available)	UT/LQMS/SOP/S30	169	Kg/ha
18.	Iron as Fe	UT/LQMS/SOP/S35&S37	46123	mg/kg
19.	Zinc as Zn	UT/LQMS/SOP/S35&S37	86	mg/kg

Opinions / Interpretations: *NIL*

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- END OF REPORT -

ULTRA-TECH ★ Gazetted by MoEF Govt. of India ★ THANE (W) INDIA PIN-400 601 ★ ENVIRONMENTAL CONSULTANCY & LABORATORY

For ULTRA-TECH

D. A. Gawali

(Authorized Signatory)

MALWADKAR ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS

672/673, Lokesh Society - 'B' "Samarth Building" Plot No. 10,
Opp. Canara Bank Bibwewadi Pune - 411 037. ■ Contact No. : 78880 45291 / 78880 45292
E-mail : malwadkararchitects@gmail.com / Website : www.armalwadkar.com

CERTIFICATE

Date: 10/04/2019

- This is to certify that M/s Gera Developments Pvt. Ltd. had received the Environment clearance vide letter no SEAC-III/2015/CR-91/TC-3 dated 02/02/2017 for their project Isle Royale, S.No.24/1(p), 24/2 to 24/8, plot No. A, Bavdhan Khurd, Taluka-Mulshi, District-Pune, State Maharashtra.
- M/s Gera Developments Pvt. Ltd had now obtained further sanction dated 28.7.2017; vide sanction number 1196/17 consuming permissible FSI.
- The Work done is as per the latest Sanction & the Environment Clearance received as mentioned above.
- Status of construction is as follows;

Building name	Completed Construction	FSI Area Sq.m	Non-FSI Area Sq.m	Construction Area Sq.m
35Villas & Tower 1, 2, 3,	Completed	27954.06	26651.37	54605.43
Tower A&B	Not yet started	--	--	--
Total		27954.06	26651.37	54605.43

This is for your information and records

Thanking you,

For Malwadkar Architects
Ar B. N. Malwadkar
Ar Rahul Malwadkar

Communication Address -
Flat no. 6, Vishnu-Laxmi Soc.,
S.No. 8-9, Erandawana,
Behind Karve Road Telephone Exchange,
Off. Karve Road, Pune 411004.
Maharashtra. INDIA
Tel - 25441705 25444124
ketan@aquaconsultants.in

Aquamate

(Water Supply, Drainage, Storm Water Designing)
www.aquaconsultants.in

Ref : ACPL/Ref/2662.

Date : 04.04.2019

Name of Developer : GERA DEVELOPMENT PVT. LTD.

Project : ISLE ROYAL

Location : BAVDHAN, PUNE

SUBJECT : SEWAGE TREATMENT PLANT INSPECTION REPORT.

This has reference site visit for sewage treatment plant at Isle Royal Project. The plant of capacity is 120 m3/day.

Sewage Treatment plant is installed & in operation. The plant details are verified as per attached sheets.

Sewage Treatment Plant considerations :

A. Sewage Treatment plant Provided : 120 m3/day

B. Inlet Quality for Raw sewage :

COD	450 – 600mg/ltr.
BOD	250 - 300 mg/ltr.
TSS	150 – 200 mg/ltr.
Oil & Grease	upto 20 mg/ltr.
pH	6 to 9

3. Outlet quality : Suitable for Flushing & Gardening Purpose.

COD	less than 60mg/ltr.
BOD	less than 10 mg/ltr.
TSS	less than 10 mg/ltr.
Oil & Grease	less than 10 ppm
pH	7 to 8

C. Sewage Treatment plant is consist of following :

a. Raw Sewage Transfer Pumps : 2 no. (1 Working + 1 Standby)
b. Manual Coarse & Fine Bar Screen : 2 no.
c. Sewage Transfer Pump : 2 no. (1 Working + 1 Standby)

Communication Address -
Flat no. 6, Vishnu-Laxmi Soc.,
S.No. 8-9, Erandawana,
Behind Karve Road Telephone Exchange,
Off. Karve Road, Pune 411004.
Maharashtra. INDIA
Tel - 25441705 25444124
ketan@aquaconsultants.in

Aquamate

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d.	Annoxic Tank, Bio reactor, Settling Zone & Disinfection zone	: 1 Set (MS Epoxy painted tanks)
e.	Air Blower	: 2 no. (1 Working + 1 Standby)
f.	Coarse bubble air diffuser	: 24 no.
g.	Fine bubble air diffuser	: 8 no.
h.	MBBR Media for MBBR Tank	: 9 m3
i.	Tube Settler Media	: 2.3 m3
j.	Anoxic Tank Mixer	: 1 no.
k.	Sludge Transfer Pumps	: 2 no. (1 Working + 1 Standby)
l.	Poly Dosing System	: 1 no.
m.	Hypo Dosing System	: 1 no.
n.	Filter Feed Pumps	: 2 no. (1 Working + 1 Standby)
o.	Pressure Sand filter	: 1 no.
p.	Activated Carbon Filter	: 1 no.
q.	Flow Meter	: 2 no.
r.	Centrifuge Feed Pump	: 1 no.
s.	Centrifuge System	: 1 no.
t.	Electrical Control Panel	: 1 no.
u.	Interconnected piping system	: 1 lot.
v.	Valves	: 1 lot.
w.	Instruments	: 1 lot.
x.	Ozonation System	: 1 Set.

Output parameters of Treated water from plants are checked from 3rd party Laboratory. Outlet Parameters are below acceptable norms.

Yours faithfully,

Aquamate Consultants Pvt. Ltd. Pune

AQUAMATE CONSULTANTS PVT. LTD.

Encl. : 1. P & ID for plant.
2. STP Process Description.
3. Test Report

Sewage Treatment Plant

Capacity -120 m3/day

Client: GERA DEVELOPMENTS PVT LTD.

Project site: Gera's ISLE Royal, Bavdhan.

1. Plant Data

Nature of wastewater	Domestic sewage
Sewage generated	From industrial area
Design flow (average)	120 m3/day
Plant Operation	24 hrs operation
Usage of treated water	A/C cooling tower, Irrigation, Toilet flushing, Scrubber Makeup (As per below mentioned quality)
STP Treatment of the plant	MBBR Technology

Limiting Conditions: (Assume parameters as per our standards)

Sr. No.	Parameters	At the Inlet Of STP	At the Outlet Of STP
1.	PH	6 to 8.5	6 to 8.5
2.	COD, mg/l	450 - 600	Less than 60
3.	BOD, 5 days @ 20 deg.C, mg/l	250 - 300	Less than 10
4.	Suspended solids, mg/l	150 - 200	Less than 10
5.	Oil & grease, mg/l	Up to 20	Less than 5

It is important to note that to achieve this treated water quality

1. Inlet parameters & quality of sewage mentioned is at the inlet of collection/septic tank
2. No other pollutants other than the mentioned, will be present or exceeds the limits or which are hazardous in nature, which otherwise may affect the biological treatment process adapted in the system.
3. TDS cannot be removed from the Biological treatment.

2. TREATMENT SCHEME:

A. For Sewage Treatment plant:-

Collection or Equalization:
The domestic sewage generated from residential area is collected Collection tank (equalization tank) after passing through screen and oil & grease chamber. From this tank sewage will be pumped to Bio Reactor by means of sewage lifting pumps.

Biological Treatment section:

Anoxic Tank: The process involves the de-nitrification of waste streams through the use of bacteria which breaks down the nitrate in the waste to use as an oxygen source (energy source). This breakdown of nitrate from the waste stream releases oxygen and nitrogen gas. The oxygen is consumed by the bacteria and the nitrogen gas releases to the atmosphere.

The tank is mixed but is not aerated (no oxygen is introduced into the tank) since the goal is for the bacteria to break down the nitrate which then provides oxygen to the bugs to live rather than use dissolved oxygen in the waste stream itself. If dissolved oxygen is present in the waste stream, the bacteria will consume that oxygen first since it is readily available and provides more energy to the bacteria. This results in less nitrate broken down and more nitrogen in the effluent from the plant.

Bioreactor: This is the main section of the plant where degradation of organic pollutants (BOD/COD) with help of aerobic micro-organism takes place. To maintain the aerobic condition in the Bio reactor and to supply required oxygen to micro –organisms, air supply arrangement is provided by means of Aeration equipment which has very high oxygen transfer efficiency. To enhance the biological growth floating media are added in the tank.

Settling section:
Gravity overflow from the Bio reactor is collected in the hopper bottom settling section where activated sludge undergoes settling.

Disinfection:
Supernatant from settling section, flow by gravity to the Chlorine contact tank compartment. To disinfect the harmful bacteria in the treated water as well as to remove the refractory organics from treated water, in this tank Hypo chlorite solution is dosed with the help of dosing system.

Tertiary filtration
From Intermediate storage tank, treated water will be further polished in the Sand media filter and activated carbon filter followed by UV and ozonator system to Treated water tank & then will be used for Gardening/Flushing by client.

Sludge Disposal system

- Excess Sludge from the settling section will be pumped to Sludge Holding Tank from there it will feed to sludge dewatering unit for further dewatering of sludge & one

branch line of Eq. tank air blower will be given in this tank for aerobic digestion. Dried sludge will disposed by client.

- Backwashed water from sand filters & activated carbon filter will return back to drain pit/collection tank.

3. Details of equipment:

A. For Sewage Treatment Plant:

Sr. No.	Parameters/specification	FOR STP
1.	**Raw Sewage Transfer Pumps**	
	Duty	To transfer raw sewage from Collection sump to bar Equalization tank
	Quantity	2 Nos. (1 Duty + 1 Standby)
	Type	Submersible
	Capacity	6 m3/hr @ 12 m head
	MOC	Cast Iron
	Make	Kirloskar
2.	**Manual Coarse and Fine Bar Screen**	
	Quantity	02 Nos.
	Material Of Construction	MS Epoxy coated
	Operation	Manual
	Type	Manually cleaned (Coarse & Fine)
	Make	ERA
3.	**Raw Sewage Pumps**	
	Duty	To transfer raw sewage from equalization tank to MBBR Tank
	Quantity	2 Nos. (1 Duty + 1 Standby)
	Type	Submersible
	Capacity	6 m3/hr @ 12 m head
	MOC	Cast Iron
	Make	Kirloskar
4.	**ECO - series comprises of Anoxic tank, Bio-reactor, Settling Zone, Disinfection zone in MS epoxy painted**	
	Qty.	01 Set
	MOC	Mild Steel with Epoxy painted
	Side & Bottom Plate thickness	5 mm
	Make	ERA
5.	**Air Blower with motor for MBBR Tank, Equalization Tank, Treated Water tank and Sludge Holding Tank,**	
	Duty	To provide required oxygen for MBBR Tank
	Quantity	2 Nos. (1 Duty + 1 Standby)
	Type	Twin lobe rotary compressor
	Capacity	175 m3/hr @ 4m
	Accessories	Suction filter and delivery silencer, NRV, Safety valve, Pulley, Base frame, Belt guard, motor
	Make	Everest/KPT/TMVT/Equi
	Acoustic Enclosure	1 no. (For two blowers)
6.	**Coarse bubble air diffusers**	

	Duty	To provide aeration in Equalization Tank, Sludge Holding Tank, Treated Water Tank
	Type	Snap Cap Disk Type
	Number of diffuser	24 No
	MOC	PVC / PP
	Size	80mm Dia.
	Make	Scogen
7.	**Fine bubble air diffusers**	
	Duty	To provide aeration in MBBR Tank
	Type	Tube type air diffusers
	Number of diffuser	08 No
	MOC	EPDM
	Size	90mm OD x 1000mm Long
	Make	Scogen
8.	**MBBR Media for MBBR Tank**	
	Type	Moving media
	Volume	9 m3
	MOC	PP Material
	Surface	400 m^2/m^3
	Make	GFT/Cool deck
9.	**Tube Settler Media**	
	Type	Hexavalent Chevron (Black)
	Volume	2.3 m3
	MOC	PVC Material
	Inclination with horizontal	60 deg
	Make	GFT/Cool deck
10.	**Anoxic Tank Mixer**	
	Duty	Mixing sewage
	Quantity	01 No
	Type	Submersible Pump
	Power	0.37 kw
	MOC	CI
	Make	Kirloskar
11.	**Sludge Transfer Pumps**	
	Duty	Transferring sludge from settling tank to sludge holding tank
	Quantity	2 Nos. (1 Duty + 1 Standby)
	Type	Horizontal, Monoblock , self-priming pump
	Capacity	3m3/hr @ 10m head
	MOC	CI
	Make	Kirloskar
12.	**Poly Dosing System**	
	Dosing Pumps	01 No.
	Capacity	0-6 LPH @ 2 kg/cm2
	Make	E-dose/UKL
	Dosing Tank	100 Liter, Make - Reno / Sintex
	MOC	Polypropylene
13.	Hypo Dosing System	
	Dosing Pumps	01 No.
	Capacity	0-6 LPH @ 2 kg/cm2

	Make	E-dose/UKL
	Dosing Tank	100 Liter, Make - Reno / Sintex
	MOC	Polypropylene
14. Filter Feed Pump		
	Duty	Transferring clarified effluent from IST tank to PSF & ACF
	Quantity	2 Nos. (1 Duty + 1 Standby)
	Type	Horizontal, Monoblock , self-priming pump
	Capacity	6.5m3/hr @ 30 m head
	MOC	CI
	Make	Kirloskar
15. Pressure Sand Filter		
	Quantity	01 no.
	Type	Vertical Down flow
	Size	800 mm dia x 1500 mm HOS
	Material	MSEP
	Filter Media	Pebbles and Graded Sand
	Accessories	MS frontal piping with required valves, air release valve, pressure gauges at inlet and outlet
16. Activated Carbon Filter		
	Quantity	01 no.
	Type	Vertical Down flow
	Size	800 mm dia x 1500 mm HOS
	Material	MSEP
	Filter Media	Sand Media, Granular Activated carbon
	Activated Carbon	IV 900
	Accessories	MS frontal piping with required valves, air release valve, pressure gauges at inlet and outlet
17. Flow Meter		
	Quantity	02 no.
	Type	Electromagnetic
	Make	Vatturkar/Equivalent
18. Centrifuge Feed Pumps		
	Duty	To feed Sludge Dewatering system
	Quantity	2 Nos. (1 Duty + 1 Standby)
	Type	Horizontal, Monoblock , self-priming pump
	Capacity	3m3/hr @ 10m head
	MOC	CI
	Make	Kirloskar
19. Centrifuge System		
	Duty	For sludge dewatering
	Quantity	01 No.
	Type	Basket Type

GREEN ENVIROSAFE
Engineers & Consultant Pvt Ltd
Survey No-1405/06, Mayuri Residency, Shop No-16, 2nd Floor, Sanaswadi, Tal-Shirur, Pune-412208
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CIN No. : U74900PN2013PTC149666

Recognised by Ministry of Environment, Forest & Climate Change (MoEF) Govt. of India and ISO/IEC 17025:2005 (NABL), ISO 9001:2015 and OHSAS 18001:2007 Certified Company

TEST CERTIFICATE

Report No: GESEC/PRO/2018-19/03/685	Date of Report	28/03/2019
Client Name and Address: Hydro-Biotech Systems. VILLA NO.789, S.NO. 120/1/1/1, OPP GANRAJ MANGAL KARYALAYA, SAIKAR COMPLEX LANE, BANER – MHALUNGE ROAD, BANER, PUNE – 411045.	Date of Sampling	18/03/2019
	Start Date of Analysis	19/03/2019
	End Date of Analysis	28/03/2019
	Sample Name	STP Treated Water
	Sample Details	Gera's Isle RoyalSTP
Sample Collected By	Green Envirosafe Engineers & Consultant Pvt. Ltd, Pune	

Water Analysis Report

Sr. No.	Parameter	Result	MPCB Limits	Unit(s)	Standard Method
	Physical Parameter				
1.	Total Suspended Solid	4	100	mg/lit	APHA 2540-D
	Chemical Parameter				
2.	pH	7.1	5.5-9.0	--	APHA 4500-H+
3.	BOD at 27°C for 3 days	8	30	mg/lit	APHA 5210 B
4.	Oil and grease	<5.0	<10	mg/lit	APHA 5520 B
5.	COD	30	<250	mg/lit	APHA 5220 B

Remark(s): All parameters are within the MPCB limit.

ANALYZED BY-

GREEN ENVIROSAFE Engineers & Consultant Pvt. Ltd. PUNE

AUTHORIZED SIGNATORY

Terms and conditions

1. The report is refer only to the sample tested and not applies to the bulk.
2. The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
3. The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, GESEC.
4. Samples will be retained for a period of seven (7) days after completion of analysis. Longer retention periods can be arranged, on request of the customer.
5. We strictly maintain the confidentiality of all test result of sample(s) collected by us/ supplied by customer and not revel to third party unless required by the statutory or legal requirement.

Govt. of India. From date. 09/02/2017 to 08/02/2022.

Annexure IV

Landscape Details

Green Belt Development

Mandatory RG area: 4648.07 m^2
Additional Green area: On Podium: 1261 m^2

Plantation details

- **Number & list of trees species to be planted in the ground RG: 581**

S.no.	Common Name	*Botanical Name*	Quantity
1	Amala	*Phyllanthus emblica*	7
2	Amba/Mango	*Mangifera indica*	27
3	Cassia javanica	*Cassia javanica*	8
4	Cassia fistula	*Cassia fistula*	8
5	Chinch	*Tamarindus indica*	28
6	Chiku/Sapota	*Achras sapota*	10
7	Ficus Panda	*Ficus Panda*	89
8	Ficus Benjamina	*Ficus benjamina*	63
9	Jambhul/Jamun	*Syzigium cumminii*	20
10	Kadunimb	*Azadirachta indica*	40
11	Kadamb	*Anthocephalus kadamba*	30
12	Naral/Coconut	*Cocos nucifera*	40
13	Plumeria alba/Chafa White	*Plumeria alba*	54
14	Plumeria rubra/Chafa Red	*Plumeria rubra*	54
15	Peru/Guava	*Psidium guajava*	10
16	Parijat	*Nectanthus arbor-tristis*	10
17	Ram phal	*Annona reticulata*	20
18	Tabebuia	*Tabebuia rosea*	4
19	Wad	*Ficus benghalensis*	20

Transplantation details

- **Number & list trees species to be planted around the border of nallah/ steam/ pond (If any): NA**
- **Total existing trees: 140**
- **Trees to be retained as it is: 108**
- **Trees to be transplanted at later stage: 32**
- **Trees to be cut at later stage: 00**
- **Number, Size, Age and Species of trees to be cut, trees to be transplanted:**

List of trees to be transplanted

SN	Common Name	Quantity
1	Hivar	1
2	Phanasi	9
3	Mahua	4
4	Patang	1
5	Shiras	1
6	Mogari	3
7	Dhaman	5
8	Asana	1
9	Bartondi	1
10	Chilar	5
11	Papadi shiras	1
	Total	**32**

Annexure V

Environment Management Plan

Project activity impact matrix

Environmental Component	Phase	Project Activity	Potential Impacts	Mitigation Measures
Air and Noise	Operation Phase	Operation of DG set Vehicular traffic	Air and Noise pollution Air and Noise pollution	Use of DG set as a backup at time of power failure only Proper routing of traffic Monitoring of ambient at, DG stack and noise for air pollution parameters at regular intervals
Water	Operation Phase	Sewage generation from project	Generation of sewage	Installation and operation of STP to Treat 100% sewage Use of recycled water for flushing and gardening Testing of sewage samples at regular intervals
Solid waste	Operation Phase	Biodegradable waste generation	Waste generation Public nuisance Water and soil pollution	Collection, segregation and treatment of waste within site premises
		Non-biodegradable waste generation	Waste generation Public nuisance Water and soil pollution	Collection, segregation and disposal though authorized vender by municipal authority

Environmental Component	Phase	Project Activity	Potential Impacts	Mitigation Measures
Ecology	Operation Phase	Introduction of new varieties of pant	Change in ecological pattern of area	Use of indigenous varieties of trees Maintenance of landscape

MAHARASHTRA POLLUTION CONTROL BOAR

Phone : 24010437/24020781 /24037124/24035273
Fax : 24044532/24024068 /24023516
Email : jdwater @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-075599/CO/CC- 2002001204
Date 26/02/2020

To,
M/s. Isle Royale By Gera Developments Pvt Ltd,
S.No. 24, Bhavdhan, Tal: Mulshi, Dist: Pune.

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

Ref: 1. Your Application vide UAN No. 075599 dt. 24/06/2019.
2. Amendment in Consent to Establish (Revalidation & Expansion) granted vide no. Format 1.0/BO/ROHQ/1803001510 dt. 31/03/2018.
3. Consent to operate (Part) granted vide no. Format1.0/BO/RO-HQ/CC-1705000523 dt. 15/05/2017.
4. Environmental Clearance obtained Vide SEAC-III/2015/CR-91/TC-3 dt. 02/02/2017.
5. Minutes of 11th Consent Committee Meeting held on 13/01/2020.

For: Consent to Operate for Construction of Residential Projects under Section 26 of the Wate (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control o 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 30/08/2020.

2. The proposed capital investment of the project is Rs.**136.22 Cr.**
(As per C.A certificate submitted by project proponent)

The Consent to Operate is valid for Construction of Residential Projects named as M/s. **Isle Royale By Gera Developments Pvt Ltd, S.No. 24, Bhavdhan, Tal: Mulshi, Dist: Pune,** for total plot area **54,062.08 Sqm** & completed BUA area **54,605.43 Sqm** out of total **BUA 54,605.43 Sqm,** as per EC dt. 02/02/2017 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	119.00	As per Schedule –I	60% should be reu recycled and remai should be discharge 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	315 KVA	1	As Per Schedule –II
2.	DG Set	125 KVA	1	As Per Schedule –II
3.	DG Set	100 KVA	1	As Per Schedule –II
4.	DG Set	380 KVA	1	As Per Schedule –II
5.	DG Set	250 KVA	1	As Per Schedule –II

Conditions under Solid Waste Management Rules, 2016:

Sr No.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1.	Wet garbage	220.00 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2.	Dry garbage	147.00 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	15.00 Kg/day	STP	Used as manure

Project shall submit Board Resolution towards possession given prior to obtain consent to operate from Board and shall submit BG of Rs .2.0 lakh for compliance of same.

Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.

The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.

5. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.

6. 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.

Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.

Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.

13. Project Proponent shall Operate and maintain 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 SEAC, Environment Department, Government of Maharashtra, dtd. 02/02/2017 for total plot area **54,062.08 Sqm** & total construction BUA area **54,605.43 Sqm**.

For and on behalf of the
Maharashtra Pollution Control Board

(E. Ravendiran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction. No.	Date	Drawn On
1	2,72,440/-	N206190884227100	25/07/2019	HDFC Bank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-I they are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, 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 design capacity of **120.00 CMD**

B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as 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 Ml	Less than	100.0

C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushin 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 occupatio certificate

The Board reserves its rights to review plans, Specifications or other data relating to plant s for the treatment of waterworks for the purification thereof & the system for the dispo sewage or trade effluent or in connection with the grant of any consent conditions. Applicant should obtain prior consent of the Board to take steps to establish the unit or estab 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 o its expected life as defined by manufacturer so as to ensure the compliance of standards an 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	140.00

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 (315 KVA)	Acoustic enclosure	4.00	Diesel	70.00	Lit/Hr	--	--
2.	DG Set (125 KVA)	Acoustic enclosure	2.24	Diesel	28.00	Lit/Hr	--	--
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4.	DG Set (380 KVA)	Acoustic enclosure	4.00	Diesel	80.00	Lit/Hr	--	--
5.	DG Set (250 KVA)	Acoustic enclosure	4.00	Diesel	55.00	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

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).

MAHARASHTRA POLLUTION CONTROL BOAR

Phone : 24010437/24020761 /24037124/24035273
Fax : 24044532/24024068 /24023516
Email : jdwater @mpcb.gov.in
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Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
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Sion (E), Mumbai - 400022

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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	
2.	Consent to Operate	Rs.2.0 lakh	15 days	shall submit Board Resolution towards possession given prior to obtain consent to operate from Board	Continuous	31.

Schedule-IV

General Conditions:

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

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.

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 sitting 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.

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.**