



winsome

Date: 01/06/2026

To,

The Member Secretary,
State Level Environment Impact Assessment Authority (SEIAA),
Environment Department,
Room No 217, 2nd Floor
Mantralaya, Mumbai: 400032.
Maharashtra

Subject: Submission of half yearly compliance report (October 2025 to March 2026) of Environment Clearance for Proposed project "Winsome Mountain Crest" at Plot No. 04, Sr. No. 299, Village- Charoli Budrukh, Taluka: Haveli, Dist.: Pune by M/s. Winsome SK Builders.

Reference:

1. Environment Clearance Letter from MoEF&CC, EC File No.: SIA/MH/INFRA2/435618/2023 dated 08/02/2024.
2. Consent to Establish No.: Format1.0/JD (WPC)/UAN No. 0000184424/CE/2401001479 dated 11/01/2024.

Respected Sir/Madam,

This is with respect to above cited subject and references we are herewith submitting following documents/information:

1. Name, Email, Phone of Project officer and Nodal Officer
2. Status of project work
3. The information in the Data-Sheet
4. Point-wise compliance status of specific conditions and General Conditions mentioned in the Environment Clearance Letter.
5. Point wise compliance of standard EC conditions.
6. Point wise compliance conditions of Consent to Establish

Thanking You,

For, M/s. Winsome SK Builders

Authorized Signatory

Encls: As above



**SIX MONTHLY
ENVIRONMENTAL COMPLIANCE REPORT**

For Period: October 2025 to March 2026

**Proposed Construction Project "Winsome Mountain
Crest"**

AT

**Plot No. 04, Sr. No. 299, Charholi, Pune,
Maharashtra- 412105**

By,

M/s. Winsome SK Builders.

INDEX

SR. NO.	PARTICULARS
1	Information of Project officer and Nodal Officer
2	Present status of project work
3	Data Sheet
4	Point Wise Compliance Status of EC Conditions

1.0 INFORMATION OF PROJECT OFFICER AND NODAL OFFICER

Sr. No	Particular	Details
1	Name of Project officer	Mr. Sanjeev Kumar M/s. Winsome SK Builders Address- BES Nagar, 1805 "A" wing Imprial Hights, Oshiwara Depo, Goregaon (West) Mumbai Tel: -9371149702 Email:- sanjeevkumar@winsomeskbuilders.com
2	Name of Nodal officers	Same as above

2.0 PHOTOGRAPHS SHOWING PRESENT PROGRESS OF WORK

(October 2025 to March 2026)



Commercial/MHADA Building



Building A



B Building

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest and Climate Change
West - Central Zone (WCZ), Regional Office, Nagpur

Monitoring Report

PART – I

3.0 DATA SHEET

Sr. No.	Particulars	Details
1.	Project type: River Valley/ Mining/ Industry/ Thermal/ Nuclear/ Others (specify)	Proposed Construction Project
2.	Name of the Project	Proposed Project "Winsome Mountain Crest" by M/s. Winsome SK Builders
3.	Clearance letter (s)/ OM No. and date	Environment Clearance obtained from Environment Department; Govt. of Maharashtra vide EC letter no.- EC24B038MH119092 File No. - (SIA/MH/INFRA2/435618/2023) dated - 08/02/2024.
4.	Location	
	a) District (s)	Pune (Charoli Budrukh, Taluka-Haveli).
	b) State (s)	Maharashtra
	c) Location latitude / longitude	18°37'36.30"N, 73°54'31.94"E.
5.	Address for Correspondence	Mr. Sanjeev Kumar.
	a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	"Winsome SK Builders" BES Nagar, 1805 "A" wing Imprial Hights, Oshiwara Depo, Goregaon (West) Mumbai
	b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	Tel: - 9371149702 Email: sanjeevkumar@winsomeskbuilders.com
6.	Salient features of the Project	Location of the project: Plot no. 04, Sr. No. 299, Village - Charoli Budrukh, Taluka -Haveli, District - Pune, State - Maharashtra, 412105 Total Plot Area: 8000 Sq. M Total Built up Area: 67,179.06 Sq.M. Bldg. Structure proposed:

		<p>Total No of Buildings- 3</p> <p>Residential and commercial Buildings-</p> <table> <tr> <th>BUILDING</th><th>Configuration</th><th>Height</th></tr> <tr> <td>Commercial+ MHADA</td><td>B+G+ Podium +4 Commercial Floors + 12 Floors.</td><td>55.2 M</td></tr> <tr> <td>Bldg. A</td><td>B+ Stilt + Podium + 26 Floors</td><td>85.2 M</td></tr> <tr> <td>Bldg. B</td><td>B+ Stilt + Podium + 27 Floors</td><td>88.2 M</td></tr> </table> <p>Proposed Residential Units: 336 Units. Water requirement: 283 KLD. Source: PCMC. STP proposed: 250 KLD capacities with Electro Kompact Technology. Rain water harvesting: 5 nos. of recharge pits proposed Landscape: 800 Sq.M. landscape area. Parking provided: Parking provided for 272 No of Cars, 508 No of Two wheelers. Power Requirement: Maximum demand: 1417 kW. Connected Load: 3596 kW Source: MSEDCL D.G. Set proposed in Operation Phase: DG set: 1 x 500 kVA capacity.</p>	BUILDING	Configuration	Height	Commercial+ MHADA	B+G+ Podium +4 Commercial Floors + 12 Floors.	55.2 M	Bldg. A	B+ Stilt + Podium + 26 Floors	85.2 M	Bldg. B	B+ Stilt + Podium + 27 Floors	88.2 M
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7.	<p>Breakup of the Project Area</p> <p>a) Submergence area: forest & non forest</p> <p>b) Others</p>	<p>Not Applicable</p> <p>--</p>												
8.	<p>Breakup of the project affected population with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless Laborers / Artisans:</p> <p>a) SC, ST/Tribes</p> <p>b) Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey</p>	<p>The project is proposed on own land thus there is no displacement of population is proposed.</p>												

	carried out or only provisional figures, if a survey is carried out give details & year of survey)																																																							
9	Financial Details																																																							
a)	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total Project Cost Projected- Rs. 85 Cr.																																																						
b)	Allocation made for environmental management plans with item wise and year wise breakup	<table border="1"> <thead> <tr> <th>Sr. No.</th><th>Particulars</th><th>Amount. in Rs. Lakhs)</th></tr> </thead> <tbody> <tr> <td colspan="3">Capital Cost</td></tr> <tr> <td>1.</td><td>Sewage Treatment Plant</td><td>21.50</td></tr> <tr> <td>2.</td><td>Rain water harvesting</td><td>3.75</td></tr> <tr> <td>3.</td><td>Green belt development</td><td>5.18</td></tr> <tr> <td>4.</td><td>Energy savings</td><td>76.45</td></tr> <tr> <td>5.</td><td>Solid waste management</td><td>12.0</td></tr> <tr> <td>6.</td><td>Environment Monitoring</td><td>--</td></tr> <tr> <td>7.</td><td>Disaster management</td><td>159.38</td></tr> <tr> <td colspan="3">O & M Cost</td></tr> <tr> <th>Sr. No</th><th>Particulars</th><th>Amount in Rs. Lakhs</th></tr> <tr> <td>1.</td><td>Sewage Treatment Plant</td><td>4.3</td></tr> <tr> <td>2.</td><td>Rain water harvesting</td><td>0.75</td></tr> <tr> <td>3.</td><td>Green belt development</td><td>4.44</td></tr> <tr> <td>4.</td><td>Energy saving</td><td>7.00</td></tr> <tr> <td>5.</td><td>Solid waste management</td><td>3.00</td></tr> <tr> <td>6.</td><td>Environment Monitoring</td><td>6</td></tr> <tr> <td>7.</td><td>Disaster management</td><td>7.97</td></tr> </tbody> </table>	Sr. No.	Particulars	Amount. in Rs. Lakhs)	Capital Cost			1.	Sewage Treatment Plant	21.50	2.	Rain water harvesting	3.75	3.	Green belt development	5.18	4.	Energy savings	76.45	5.	Solid waste management	12.0	6.	Environment Monitoring	--	7.	Disaster management	159.38	O & M Cost			Sr. No	Particulars	Amount in Rs. Lakhs	1.	Sewage Treatment Plant	4.3	2.	Rain water harvesting	0.75	3.	Green belt development	4.44	4.	Energy saving	7.00	5.	Solid waste management	3.00	6.	Environment Monitoring	6	7.	Disaster management	7.97
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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	Yes, included																																																						
e)	Actual expenditure incurred on the project so far	As per requirement																																																						
f)	Actual expenditure incurred on the environmental management plans so far	As per requirement																																																						
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, if any 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 or reservoir, approach roads.), if any with quantitative information required.	Not applicable
12	Status of construction (Actual & /or planned)	Actual Status of Construction: Commercial + MHADA: Basement, Plinth Slab and Podium Slab completed Building A: Basement work completed & Plinth slab 40 % completed Building B: 50 % Basement work completed
a)	Date of commencement (Actual & / or planned)	Date of Commencement- 9 May 2024
b)	Date of completion (Actual & /or planned)	Date of Completion will be September 2028 (planned).
13	Reasons for the delay if the project is yet to start	NA
14	Dates of Site Visits	NA
a)	The dates on which the project was monitored by the Regional Office on previous occasions, if any	Nil
b)	Date of site visits for this monitoring report	Nil

Name : **For Winsome SK Builders**

Signature : *Sanjeev Kumar*



**4.0 Point-wise compliance status to various stipulations, as laid down by
State Environmental Impact Assessment Authority (SEIAA), Maharashtra**

**Environment Clearance received vide EC ID no. EC24B038MH119092 (file no.
SIA/MH/INFRA2/435618/2023) dated 08/02/2024.**

Compliance Period: October 2025 to March 2026

INTRODUCTION OF PROJECT		
Details as per EC		
Name of Project	Proposed Project "Winsome Mountain Crest" by M/s. Winsome SK Builders	
Name of Proponent	Winsome SK Builders	
Type of Project	Residential and Commercial Project	
Location of Project Site	Plot No. 04, Sr. No. 299, Charoli Budruk, Taluka- Haveli, Dist.- Pune, Maharashtra- 412105	
Total Plot Area	8000 Sq.M.	
Total Built up Area	67,179.06 Sq.M.	
SPECIFIC CONDITIONS		
A. SEAC Conditions		
Sr. No.	Conditions	Compliance
1	PP to submit the copy of IOD.	The above condition is noted and will be adhere to comply. IOD details attached as Annexure 1
2	PP to undertake that occupation will not be given till adequate AMSL height is received from competent authority. PP to restrict height of building accordingly.	The above condition is noted and will be adhere to comply.
3	PP to increase the energy saving by solar energy.	PP will insure to increase the energy saving by solar energy.
4	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	Noted. The provision will be complied with as per applicable guidelines.
5	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	PP confirmed that drinking water is not being used for Construction Activity, PP has made agreement with Tanker Water supplier for construction.
6	STP technology needs to be rechecked and unless proven may be changed.	Noted. The provision will be complied with as per applicable guidelines.

B. SEIAA CONDITIONS: -		
I. Statutory Compliance:		
1	PP has provided mandatory RG area of 800 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	The above condition is noted and will be adhere to comply.
2	This EC is restricted up to 86.13 m height as per Civil Aviation NOC.	The above condition is noted and will be adhere to comply.
3	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	The condition is duly noted and will be complied with. Grass pavers of suitable specification and strength will be installed to increase the permeable surface area and facilitate effective fire tender access.
4	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	PP will provide solar PV of 5% of total energy requirement. Solar PV will be installed during operation phase
5	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.	The Project Proponent has complied with the Standard Environmental Clearance (EC) conditions as outlined in the Office Memorandum issued by the MoEF&CC vide F.No. 22-34/2018-IA.III dated 04.01.2019
6	SEIAA after deliberation decided to grant EC for-FSI- 39080.06 m2, Non FSI-28099.00 m2, total BUA-67,179.06 m2. (Plan approval No-BP/EC/Charholi/05/2023, dated-25.08.2023) (FSI restricted as per approval and non FSIA as per appraisal)	The condition is noted and will be duly adhered to. EC Copy attached as an Annexure 2
B) General EC Conditions:		
a) Construction phase		
i.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The condition will be complied with. The solid waste generated during the construction phase and any waste that is generated will be properly collected, segregated, and managed as per applicable norms. Dry and inert waste will be disposed of at approved landfill sites after recovery of recyclable materials

ii.	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	The condition related to the disposal of muck, construction spoils, and bituminous materials generated during construction will be complied with. All waste materials will have disposed off at approved sites, with necessary health and safety precautions implemented, ensuring no adverse impacts on surrounding communities
iii.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No significant hazardous waste will be generated during the construction phase, except for empty paint containers, adhesive and sealants, toilet cleaner bottles. These items will be handled and disposed of in accordance with applicable MPCB norms and guidelines.
iv.	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.	The above condition is noted and will be adhere to. PP has made provision for drinking water at site for workers. Also, PP has provided drinking water facility at the site. The Photographic evidence is attached as an Annexure 3 .
v.	Arrangement shall be made that waste water and storm water do not get mixed	PP will ensure that wastewater and storm water are not mixed. Separate pipelines will be laid to connect toilet facilities to septic tanks, thereby preventing any possibility of cross-contamination with the storm water drainage system
vi.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Noted and will be complied. Water demand during the construction phase shall be reduced by the use of ready-mix concrete and curing agents. additionally, wet gunny bags shall be used to retain moisture during curing, minimizing the need for continuous water application. Other best practices will also be adopted to ensure efficient water use throughout the construction phase. Photographs attached as an Annexure 4 .
vii.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	The above condition is noted and will be adhere to. Monitoring report for the same.
viii.	Permission to draw ground water for	There will be no extraction of ground

	construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	water during construction as well as operation phase of the project. However, construction of basement will be carried out as per building plan permission given by local authority as per applicable by-laws
ix.	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.	PP will install low-flow fixtures for showers, toilet flushing, and drinking water. These will include aerators, pressure-reducing devices, or sensor-based controls to ensure water conservation.
x.	The Energy Conservation Building code shall be strictly adhered to.	The above condition is noted and will be adhere to.
xi.	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Excavated top soil in the construction activities conserved and will be used for landscaping.
xii.	Additional soil for levelling 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.	The environmental monitoring is regularly carried out for various parameters by MOEF approved lab.
xiii.	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	Environmental monitoring will be carried out regularly through a MoEF and CC-approved laboratory to ensure there is no risk to soil and groundwater quality due to leaching of heavy metals or toxic contaminants as soon as the construction activity started on site Soil quality monitoring report attached as Annexure 5 . water sample monitoring report attached as Annexure 6 .
xiv.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	The condition is noted. The Project Proponent will ensure full compliance with the applicable provisions of the Maharashtra (Urban Areas) Tree Protection and Preservation Act, 1975, as amended, for the entire duration of the Environmental Clearance period
xv.	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.	In compliance with the stipulated conditions, the Project Proponent will be installing a diesel generator (DG). The DG set will be operated on low sulphur diesel fuel and fully conformed to the air and noise emission standards prescribed by the Central Pollution Control Board

		(CPCB). All relevant provisions of the Environment (Protection) Rules were strictly followed to ensure adherence to prescribed environmental norms.
xvi.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	PP will hire PUC vehicles for transportation of construction materials. The vehicles operated in the night hours for the loading and unloading of materials purpose only.
xvii.	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.	PP will monitor air and noise parameters by MOEF approved lab to carry out AAQM and noise level. Noise generating activities will be carried out only in day time. Appropriate PPE will be provided to workers at project site. Noise quality & Ambient Air quality monitoring reports attached as an Annexure 7 & 8 respectively
xviii.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	The above condition is noted and will be adhere to. DG set will be installed as per CPCB norms. DG will be used only in the failure of power only.
xix.	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 by a separate environment cell /designated person.	Regular supervision and monitoring of environmental safeguards shall be carried out throughout the construction phase to ensure minimal disturbance to the surrounding area.

B) Operation Phase: -

i.	a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	Solid waste will be properly collected and segregated. OWC proposed for treatment of Wet waste and treated wet waste will be utilized as manure for gardening. Dry waste will be collected and segregated by Swach Agency. SWaCH NOC attached as Annexure 9
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ii.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E- waste will be collected & segregated by authorized agency.
iii.	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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	Noted STP will be installed by certified Independent Expert.
iv.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SELAA 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.	PP agreed to comply the said condition and adhere to.
v.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Compliance with this condition will be ensured prior to seeking occupancy approval from the Local Planning Authority.
vi.	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.	Separate entry and exit points will be provided to avoid traffic congestion near the project site. All parking arrangements will be fully accommodated within the project premises, and no public space will be utilized for parking, in adherence to the stipulated condition.
vii.	PP to provide adequate electric charging points for electric vehicles (EVs).	The PP will comply this condition at the time of operation phase.
viii.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local	The Project Proponent will be complied with the stipulated condition. Green belt development shall be undertaken in and around the

	DFO/ Agriculture department.	constructed buildings using native plant species. Additional tree plantation is planned along the periphery and within the project site. The selection of species is being done in accordance with CPCB guidelines and in consultation with the local DFO/Agriculture Department to ensure ecological suitability and sustainability.
ix.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	The above condition is noted and will be adhere to.
x.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This 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.	The above condition is noted and will be adhere to.
xi.	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 parivesh.nic.in	The condition has been complied with. An advertisement informing the public about the grant of Environmental Clearance to the project was published in two widely circulated local newspapers, including one in the Marathi language, within seven days of the issuance of the clearance letter. Advertisement attached as Annexure 10.
xii.	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.	PP will ensure above condition.
xiii.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in	The condition is noted and will be complied with. The status of EC compliance and monitored environmental data will be uploaded on the project website and shared with the concerned authorities. Key pollutant levels will also be displayed at a visible location near the main entrance.

	the public domain.	
C) General EC Conditions: -		
i.	PP has to Strictly abide by the conditions Stipulated by SEAC & SEIAA.	The above condition is noted and will be adhere to.
ii.	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	Consent to Establish Obtained vide letter No: Format 1.0/ JD (WPC) / UAN.No.0000184424/CE/240100147 9 dated 11/01/2024. C to E copy Attached as an Annexure-11.
iii.	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.	The above condition is noted and will be adhere to.
iv.	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.	Half yearly compliance reports are submitted to the respective departments accordingly along with monitoring data.
v.	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.	The above condition is noted and will be adhere to.
vi.	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	The condition has been duly noted and will be strictly complied with. No expansion or modification beyond the scope specified under the EIA Notification, 2006 and its subsequent amendments will be undertaken without obtaining prior approval from SEIAA. In case of any deviation or alteration from the approved proposal, a fresh reference will be made to SEIAA for reassessment and further guidance, as required.

vii.	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Clearance from the Forestry and Wildlife authorities, including the Standing Committee of the National Board for Wildlife, is not applicable to this project, as the site does not fall within or near any notified forest area or eco-sensitive zone.
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.	Noted. The environmental clearance is accepted without prejudice to any past or ongoing legal proceedings, and the Project Proponent agrees to abide by all decisions under the EP Act or by the Hon'ble Court
5	This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.	The above condition is noted and will be adhere to.
6	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986	The condition is acknowledged and agreed to by the project proponent
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time	The condition is noted. The project proponent will abide by the validity provisions of the Environmental Clearance as specified under the EIA Notification, 2006 and its amendments from time to time.
8	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.	The environmental monitoring is carried out for various parameters. The Monitoring report is attached as annexure. PP will be insuring the all required environmental parameter. The Air quality monitoring report is attached as an Annexure 8 .
	Any appeal against this Environmental clearance shall lie with national Green Tribunal (Western Zone Bench, Pune), New Administrative	The above condition is noted and will be adhere to.

9	Building,1 st Floor, D-Wing, Opposite Council Hall, Pune if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act ,2010.	
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**Standard EC Conditions for Project/Activity 8 (a/b): Building and Construction
Projects / Townships and Area Development Projects**

Sr. No.	Compliance Point	Compliance
I. Statutory Compliance:		
i.	The project proponent shall obtain all necessary clearance/permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	The project proponent shall obtain all necessary clearances and permissions from the concerned authorities, including the Town Planning Authority, prior to the commencement of construction. All construction activities are being carried out in accordance with applicable local building by-laws.
ii.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.	The approval of the Competent Authority will be obtained.
iii.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.	Not Applicable. The project does not involve any diversion of forest land for non-forest use; hence, forest clearance under the Forest (Conservation) Act, 1986 is not required.
iv.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not Applicable. The project site does not fall within or near any notified protected area or eco-sensitive zone; hence, clearance from the National Board for Wildlife is not required.
v.	The project proponent shall obtain C / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board / Committee.	Notes
vi.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	No ground water extraction takes place and source of ground water not available on site.
vii.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	PP will obtain the required certificate.
viii.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as	The PP has not stored any fuel on project site. Diesel required for operating DG Set will be procured as when required.

	applicable, by project proponents from the respective competent authorities.	
ix.	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	Noted
x.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted & will be adhere to.
II. Air Quality Monitoring and Preservation		
i.	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Dust mitigation measures implemented during construction phase of the project. Demolition Activities will not be proposed.
ii.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted.
iii.	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.	Ambient Air Quality Monitoring carried out through MoEF/NABL Laboratory. And the monitoring report attached.
iv.	Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.	Agreed & noted.
v.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Noted & will be complied by PP. The barricaded Photocopy evidence attached as an Annexure 12 .
vi.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	The construction materials like sand, marom soil, loose soil, cement are covered with tarpaulin sheet.

vii.	Wet jet shall be provided for grinding and stone cutting.	Wet jet is being providing for grinding and stone cutting.
viii.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Dust mitigation measures for loose soil implemented during construction phase of the project.
ix.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Excavated material & topsoil (Debris) shall be stored properly to prevent the excavated soil from spilling out of the site boundaries on to adjoining roads and properties.
x.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Low Sulphur diesel used in DG Set during construction phase.
xi.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	The location and height of the DG set is installed as per the Central Pollution Control Board (CPCB).
xii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Tenants shall be encouraged to use air conditioning systems.

III. Water quality monitoring and preservation

i.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	No Natural Drainage or water bodies or wet land located at project site.
ii.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	PP have followed buildings design as per the natural topography of the area.
iii.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Source of ground water not available on site. However, we take ground water from nearby project site.
iv.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The quantity of water usage record is maintained.
v.	A certificate shall be obtained from the local body supplying water, specifying the total	PP will obtain all the necessary permissions.

	annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	
vi.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Will be complied in accordance with the Rules of local sanctioning authority.
vii.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Dual plumbing network system is proposed and will be install during plumbing work.
viii.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Low flow fixtures will be provided for the toilet flushing and showers.
ix.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	PP proposed Dual plumbing network system, which will be install in later stage of construction phase.
x.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	For water conservation measures, use of ready-mix concrete and practice of curing regularly used. Ready Mix Concrete will used during construction phase.
xi.	The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Will be followed.
xii.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built-up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Recharge pits proposed with storage capacity of minimum one day of total fresh water requirement shall be provided.

xiii.	All recharge should be limited to shallow aquifer.	Provision of the recharge pit (no. and size) is as per hydrogeology study conducted at site.
xiv.	No ground water shall be used during construction phase of the project.	No extraction of ground water for construction as well in operation phase.
xv.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	No ground water dewatering is proposed.
xvi.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	The record is being maintained.
xvii.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.	Noted. The above condition is noted and will be adhere to.
xviii.	No sewage or untreated effluent water would be discharged through storm water drains.	The above condition is noted and will be adhere to.
xix.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Noted & will be complied
xx.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Periodical monitoring will be taken.
xxi.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted & will be complied

IV. Noise Monitoring And Prevention

i.	Ambient noise levels shall conform to residential area /commercial area/ industrial area /silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Ambient noise level monitoring done through MoEF approved laboratory.
ii.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Noise monitoring report attached.
iii.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Acoustic barriers including shuttering panels will be used around the site to reduce the noise impacts.
V Energy Conservation Measures		
i.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Project is designed as per DC rules of Municipal Corporation and Guidelines of National Building Code & ECBC.
ii.	Outdoor and common area lighting shall be LED.	Noted, after completion of construction phase project proponent will install the LED in Outdoor and common area.
iii.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Project is designed as per DC rules of Municipal Corporation and Guidelines of National Building Code & ECBC.
iv.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Energy saving measures will be proposed, will be install before operation phase of project. All required energy protection measures such as high voltage cut- off, shock protector etc. shall be installed.
v.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Noted & will be complied Solar PV Panels will be provided for electricity generation.

vi.	Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted and PP will be installed the separate electric meters.
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VI. Waste Management

i.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	During operation phase, wet waste will be treated in OWC and used as manure for landscape.
ii.	Disposal of muck during construction phase shall 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.	Muck will be disposed through authorized agency and care should be taken safety & health aspects of peoples.
iii.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted For segregation of solid waste project proponent has made arrangement by providing wet and dry bins in each units.
iv.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	During operation phase, wet waste will be treated in OWC and used as manure for landscape.
v.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Noted and agreed with. Noted, during construction phase, generation of non-biodegradable waste is negligible. However, generated non-biodegradable waste will be disposed through authorized vendor.
vi.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Not applicable
vii.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	PP has using environment friendly construction materials.

viii.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25 th January, 20L.6., Ready mixed concrete must be used in building construction.	Concrete mix with fly ash content will be used for structural works in PPC that will ensure reduction of water consumption by 5-10%. The project shall use RMC (Ready Mix Concrete), thereby avoiding any wastage during site mixing.
ix.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Any demolition activity is not taken place.
x.	Used CFLs and TFLs should be properly collected and disposed of/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	PP will have provision to collect/dispose used CFLs and TFLs

VII. Green Cover

i.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Cutting of trees is not taken place.
ii.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Green Belt/ Trees Plantation will be takes place through authorized agency.
iii.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Not applicable.
iv.	Top soil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	All excavated top soil used for landscape development within project site.

VIII. Transport

i.	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized,	6-meter-wide Internal driveway and 9-meter-wide turning radius provided inside the project.
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	public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation	
ii.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Noted and agreed.
iii.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	Noted and agreed. Sufficient parking space provided within project site. No public space will be utilized.

IX. Human Health Issues

i.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	All workers are engaged in working at the construction site are provided with PPE kit.
ii.	For indoor air quality the ventilation provisions as per National Building Code of India.	Indoor Air Quality will be maintained as per the National Building Code of India
iii.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan is being implementing.
iv.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as	Drinking water facility provided at project site. Photographic evidence of water and other

	fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	facilities given to workers are enclosed.
v.	Occupational health surveillance of the workers shall be done on a regular basis.	Noted and being complied. Occupational health surveillance of the workers is being done on regular basis.
vi.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Provision has been made for First Aid Facility for worker during construction phase and also for operation phase.

X. Corporate Environment Responsibility

i.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1 st May 2018, as applicable, regarding Corporate Environment Responsibility.	Noted
ii.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements /deviation / violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder's/ stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	The above condition is noted and will be adhere to.
iii.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	The above condition is noted and will be adhere to.
iv.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.	EMP, environment conditions and responsibility matrix of the company is approved. The year wise funds are earmarked for environmental protection measures, which is kept in separate account.

XI. Miscellaneous

i.	The project proponent shall prominently	PP informed that advertisement was given
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	advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	in Newspaper.
ii.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	PP has already submitted the copy of EC to local body.
iii.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted and will be complied
iv.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Being compiling on regular basis. Regularly half yearly compliance reports of conditions of EC submitted to MoEF, MPCB, SEIAA.
v.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Submitted
vi.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted
vii.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	The project proponent is strictly adhering to the conditions laid down by the State Pollution Control Board and the State Government.
viii.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	Noted and agreed.
ix.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	The PP will never do any modification or expansion without permission / approval.

x.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted and agreed.
xi.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	PP agreed with the consented condition.
xii.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Agreed with the condition, which is laid down by Ministry.
xiii.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	PP will give full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
xiv.	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted and agreed with. The project proponent has been following and adhering all the stipulated conditions.
xv.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted and agreed with the prescribed condition.

LIST OF ANNEXURES

1	IOD
2	EC Letter
3	Drinking water at site for workers
4	Curing practices
5	Soil Quality Monitoring Report
6	Water Quality Monitoring Report
7	Noise Quality Monitoring Report
8	Ambient Air Quality Report
9	SWaCH NOC
10	Newspaper Advertisement
11	Consent to Establish
12	Site photograph showing Barricade of Project

IOD

PROPOSED RESIDENTIAL BUILDING LAYOUT PLAN

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8. UTILITIES INFORMATION

9. LEGEND

10. APPENDICES

GENERAL INFORMATION

Project Name: PROPOSED RESIDENTIAL BUILDING

Location: [Address]

Client: [Name]

Architect: [Name]

Scale: 1:100

North Arrow: [Direction]

1. GENERAL INFORMATION

1.1. PROJECT NAME: PROPOSED RESIDENTIAL BUILDING

1.2. LOCATION: [Address]

1.3. CLIENT: [Name]

1.4. ARCHITECT: [Name]

1.5. SCALE: 1:100

1.6. NORTH ARROW: [Direction]

2. SITE INFORMATION

2.1. SITE AREA: [Area]

2.2. SITE COORDINATES: [Coordinates]

2.3. SITE ELEVATION: [Elevation]

2.4. SITE SURVEY: [Survey]

2.5. SITE PHOTO: [Photo]

3. BUILDING INFORMATION

3.1. BUILDING NAME: PROPOSED RESIDENTIAL BUILDING

3.2. BUILDING TYPE: RESIDENTIAL

3.3. BUILDING FLOOR: 5

3.4. BUILDING HEIGHT: 10.10 M

3.5. BUILDING AREA: [Area]

3.6. BUILDING VOLUME: [Volume]

3.7. BUILDING MATERIAL: [Material]

3.8. BUILDING FINISH: [Finish]

3.9. BUILDING EQUIPMENT: [Equipment]

3.10. BUILDING UTILITIES: [Utilities]

4. PARKING INFORMATION

4.1. PARKING TYPE: CAR

4.2. PARKING SPACE: [Space]

4.3. PARKING AREA: [Area]

4.4. PARKING VOLUME: [Volume]

4.5. PARKING MATERIAL: [Material]

4.6. PARKING FINISH: [Finish]

4.7. PARKING EQUIPMENT: [Equipment]

4.8. PARKING UTILITIES: [Utilities]

5. SWIMMING POOL INFORMATION

5.1. SWIMMING POOL TYPE: SWIMMING POOL

5.2. SWIMMING POOL SIZE: [Size]

5.3. SWIMMING POOL AREA: [Area]

5.4. SWIMMING POOL VOLUME: [Volume]

5.5. SWIMMING POOL MATERIAL: [Material]

5.6. SWIMMING POOL FINISH: [Finish]

5.7. SWIMMING POOL EQUIPMENT: [Equipment]

5.8. SWIMMING POOL UTILITIES: [Utilities]

6. PLAYGROUND INFORMATION

6.1. PLAYGROUND TYPE: PLAYGROUND

6.2. PLAYGROUND SIZE: [Size]

6.3. PLAYGROUND AREA: [Area]

6.4. PLAYGROUND VOLUME: [Volume]

6.5. PLAYGROUND MATERIAL: [Material]

6.6. PLAYGROUND FINISH: [Finish]

6.7. PLAYGROUND EQUIPMENT: [Equipment]

6.8. PLAYGROUND UTILITIES: [Utilities]

7. LANDSCAPE INFORMATION

7.1. LANDSCAPE TYPE: LANDSCAPE

7.2. LANDSCAPE SIZE: [Size]

7.3. LANDSCAPE AREA: [Area]

7.4. LANDSCAPE VOLUME: [Volume]

7.5. LANDSCAPE MATERIAL: [Material]

7.6. LANDSCAPE FINISH: [Finish]

7.7. LANDSCAPE EQUIPMENT: [Equipment]

7.8. LANDSCAPE UTILITIES: [Utilities]

8. UTILITIES INFORMATION

8.1. UTILITIES TYPE: UTILITIES

8.2. UTILITIES SIZE: [Size]

8.3. UTILITIES AREA: [Area]

8.4. UTILITIES VOLUME: [Volume]

8.5. UTILITIES MATERIAL: [Material]

8.6. UTILITIES FINISH: [Finish]

8.7. UTILITIES EQUIPMENT: [Equipment]

8.8. UTILITIES UTILITIES: [Utilities]

9. LEGEND

9.1. [Symbol] [Description]

9.2. [Symbol] [Description]

9.3. [Symbol] [Description]

9.4. [Symbol] [Description]

9.5. [Symbol] [Description]

9.6. [Symbol] [Description]

9.7. [Symbol] [Description]

9.8. [Symbol] [Description]

9.9. [Symbol] [Description]

9.10. [Symbol] [Description]

10. APPENDICES

10.1. [Appendix Name]

10.2. [Appendix Name]

10.3. [Appendix Name]

10.4. [Appendix Name]

10.5. [Appendix Name]

10.6. [Appendix Name]

10.7. [Appendix Name]

10.8. [Appendix Name]

10.9. [Appendix Name]

10.10. [Appendix Name]

Annexure 2

Environmental Clearance Letter

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)

To,

The -1
WINSOMESK BUILDERS
BES Nagar, 1805 "A" wing Imprial Hights, Oshiwara Depot, Goregaon
(west) Mumbai -400104

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/435618/2023 dated 06 Jul 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC24B038MH119092 |
| 2. File No. | SIA/MH/INFRA2/435618/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Project "Winsome Mountain
Crest" at Charholi, Pune by M/s Winsome
SK Builders |
| 7. Name of Company/Organization | WINSOMESK BUILDERS |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 08/02/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/435618/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Winsome SK Builders,
Charholi, Pune

Subject : Environmental Clearance for Proposed Project "Winsome Mountain Crest" at Charholi, Pune by M/s Winsome SK Builders

Reference : Application no. SIA/MH/INFRA2/435618/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 270th & 275th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th January, 2024.

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

1.	Proposal Number	SIA/MH/INFRA2/435618/2023
2.	Name of Project	Proposed Project "Winsome Mountain Crest" at Charholi, Pune by M/s Winsome SK Builders
3.	Project category	Schedule 8(a) Category B2
4.	Type of Institution	Private
5.	Project Proponent	Name Mr. Sanjeev Kumar, M/s Winsome SK Builders Regd. Office BES Nagar, 1805 " A " wing Imprial Hights, address Oshiwara Depo, Goregaon (West) Mumbai Contact number 9371149702 e-mail sanjeevkumar@winsomeskbuilders.com
	Consultant	ACO Name - Srushti Seva Private Limited NABET - NABET/EIA/1821/SA 0107
7.	Applied for	Fresh EC
8.	Details of previous EC	NA
9.	Location of the project	Plot no. 04, Sr. No. 299, Village - Charoli Budruk, Taluka - Haveli, District - Pune, State - Maharashtra, 412105
	Latitude and Longitude	Latitude- 18°37'36.30"N, Longitude- 73°54'31.94"E .
11.	Total Plot Area (m2)	8000
12.	Deductions (m2)	0
13.	Net Plot area (m2)	8000
14.	Proposed FSI area (m2)	39080.06

15.	Proposed Non-FSI area (m2)	28185.08			
16.	Proposed TBUA (m2)	67265.14			
17.	TBUA (m2) approved by Planning Authority till date	As per IOD			
19.	Total Project Cost (Rs.)	Rs. 85 crore			
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration
		CER as per prevailing OM			
21.	Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Remark
	Building Configuration as per Previous EC		Proposed Configuration		No Construction initiated on site.
	Building Name	Configuration	Building Name	Configuration	
				Height (m)	
			Commercial + MHaDA	B + G + Podium + 4 Commercial Floors + 12 Floors	55.2
			Building A	B + Stilt + Podium + 26 Floors	85.2
			Building B	B + Stilt + Podium + 27 Floors	88.2
22.	Total number of tenements	336 No of Residential tenements & 3627.5 Sqm of Commercial area			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	179.0	Fresh Water	179.0
		Recycled	104.0	Recycled	94.0
		Swimming Pool	0.0	Swimming Pool	0.0
		Flushing	94.0	Flushing	94.0
		Total	283.0	Total	273.0
		Wastewater generation	245.0	Wastewater generation	245.0
24.	Water Storage Capacity for Firefighting/UGT	Fire UGT- As per NOC			
25.	Source of water	PCMC			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table		Post monsoon: 8 to 12 M BGL Pre monsoon:15 to 20 M BGL	
		Size and no of RWH tank(s) and Quantity		NA	
		Quantity and size of recharge pits		5Nos of Size 2m x 2m x 2m	
		Details of UGT tanks if any		Domestic	270
				Flushing	100
				Fire	As per NOC
27.	Sewage and	Sewage generation in	245.0		

	Wastewater	CMD		
		STP technology	Electro kompact	
		Capacity of STP (CMD)	250	
28.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal
		Dry waste	As per NBC	Through authorized agency
		Wet waste	As per NBC	Through authorized agency
		Construction waste	As per C & D rules	Through authorized agency
29.	Solid Waste Management during Operation Phase	Type	Quantity	Treatment / disposal
		Dry waste	424 kg/d	Handed over to Authorized Agency
		Wet waste	576 kg/d	In-situ Composting
		Hazardous waste	Negligible	Negligible
		Biomedical waste	N.A.	N.A.
		E-Waste	2050 kg/year	Handed over to Authorized Dismantler/Recycler
		STP Sludge (dry)	23.40 kg/d	In-situ Composting
30.	Green Belt Development	Total RG area (m2)	800	
		Number of trees required	100 Nos	
31.	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase (Demand Load)	70.18 kW	
		During Operation phase (Connected load)	3596 kW	
		During Operation phase (Demand load)	1417 kW	
		Transformer	630 kVA X 2 Nos, 315 kVA X 1 Nos	
		DG set	500 kVA X 1 Nos	
		Fuel used	HSD	
	Details of Energy saving	Most of the common area & external lighting are proposed to work on high energy efficient lamps (LED) as specified in bureau of energy efficiency which again results in saving in general consumption Low loss Transformers due to which 6.22% losses are saved against conventional transformer. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed		
32	Environmental Management plan budget during Construction phase	No.	Details	Cost per annum (Rs. In Lacs)
		1	Water for Construction, Labour& Dust Suppression	4.0

		2	Site Sanitation & Health & Safety PPE Kits	3.0	
		3	Environmental Monitoring	4.0	
		4	Disinfection & Health & Safety	3.0	
		5	Health Check up	3.0	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.In Lacs)	O&M (Rs.In Lacs/Y)
		Sewage treatment	Wastewater Management	21.50	4.3
		RWH	RWH Pits	3.75	0.75
		Solid Waste	Organic Waste Composting	12.0	3.0
		Green belt development	Tree Plantation	5.18	4.44
		Energy saving	Energy Conservation	76.45	7.00
		Environmental Monitoring	Pollution Control	0	6
		Disaster Management	Fire & LA	159.38	7.97
		PPE Kits Health & Safety	Biomedical Waste Management	0	1
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	272		
		2-Wheeler	508		10010.00
36.	Details of Court cases / litigation w.r.t. the project and project location if any	NIL			

3. The proposal has been considered by SEIAA in its 275th (Day-1) meeting held on 10th January, 2024. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the copy of IoD.
2. PP to undertake that occupation will not be given till adequate AMSL height is received from competent authority. PP to restrict height of building accordingly.

3. PP to increase the energy saving by solar energy.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.
6. STP technology needs to be rechecked and unless proven may be changed.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 800 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 86.13 m height as per Civil Aviation NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI- 39080.06 m², Non FSI-28099.00 m², total BUA-67,179.06 m². (Plan approval No-BP/EC/Charholi/05/2023, dated-25.08.2023) (FSI restricted as per approval and non FSIA as per appraisal)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling 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.
- XIII. 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. 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.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. 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.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. 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 by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent

possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. 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.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- 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. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. 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.
- XI. 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 parivesh.nic.in
- XII. 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.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution

Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

- III. 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.
 - IV. 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.
 - V. 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.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
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. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. 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.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, PCMC Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by: Shri Pravin C.
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 29/02/2024 5:16:15 PM

EC Identification No. - EC24B038MH119092 File No. - SIA/MH/INFRA2/435618/2023 Date of Issue EC - 08/02/2024 Page 11 of 11

Annexure 3

Drinking water at site for workers



Annexure 4

Water Curing practices



Annexure -5

Soil Quality Monitoring report


EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2026/Feb/R-725	Issue Date	02/03/2026
Name and Address of Customer	Proposed project "Winsome Mountain Crest" at Plot No. 04, Sr. No. 299, Village- Charoli Budruk, Taluka: Haveli, Dist.: Pune by M/s. Winsome SK Builders.		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	24/02/2026	Sampling Time	11.15 AM
Start Date of Analysis	25/02/2026	End Date of Analysis	02/03/2026
Sampling Location	Project Site	Sampling Procedure	--
Sampling done by	Client	Sample Quantity	02 Kg

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH at 25°C	9.95	--	IS 2720(Part 26) 1987
2	Conductivity	418.0	µS/cm	IS 14767: 2000
3	Organic Matter	0.85	mg/Kg	IS 2720 (Part 22)1972
4	Available Nitrogen (as N)	164.0	mg/Kg	Manual Of Soil Testing
5	Available Phosphorus	49.0	mg/Kg	Manual Of Soil Testing
6	Available Potassium (as K)	179.0	mg/Kg	Manual Of Soil Testing
7	Zinc (as zn)	8.0	mg/Kg	Manual Of Soil Testing
8	Boron (as B)	0.57	mg/Kg	Manual Of Soil Testing
9	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
10	Manganese (as Mn)	9.0	mg/Kg	Manual Of Soil Testing
11	Sulphate (as SO ₄)	35.0	mg/Kg	Manual Of Soil Testing
12	Chloride (as Cl)	66.0	mg/Kg	Manual Of Soil Testing
13	Sodium (as Na)	59.0	mg/Kg	Manual Of Soil Testing
14	Soil Texture	Clay	-	Manual Of Soil Testing
15	Water Holding Capacity	53.0	%	Manual Of Soil Testing
16	Magnesium (as Mg)	46.0	mg/Kg	Manual Of Soil Testing
17	Calcium (as Ca)	57.0	mg/Kg	Manual Of Soil Testing

Remark:



Authorized Signatory
Mr. Rahul Patil
(Director)
Page 01 of 01

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

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,
Near Swayamsiddha Trust Building,
Sykes Extension, Kolhapur - 415116
+91 98343 07334 / +91 90961 85285

CERTIFICATIONS
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

Annexure -6

Water quality monitoring report


EHS MATRIX
PRIVATE LIMITED

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Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2026/Feb/R-726	Issue Date	02/03/2026
Name and Address of Customer	Proposed project "Winsome Mountain Crest" at Plot No. 04, Sr. No. 299, Village- Charoli Budruk, Taluka: Haveli, Dist.: Pune by M/s. Winsome SK Builders.		
Sample Name	Water	Sample Description	Ground Water
Date of Sampling	24/02/2026	Sampling Time	12.00 PM
Sampling Location	Near project site	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	02 L
Start Date of Analysis	25/02/2026	End Date of Analysis	02/03/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500:2012)	Methods
1	Colour	<2.0	Hazen	Max5	APHA 2120 B, 24th Ed.2023
2	Turbidity	<1.0	NTU	<1.0	APHA 2130 B, 24th Ed.2023
3	pH at 25°C	8.24	--	6.5 to 8.5	APHA 4500 H+ B, 24th Ed.2023
4	Total Dissolved Solids TDS	149.0	mg/L	Max500	APHA 2540 C, 24th Ed.2023
5	Calcium (as Ca)	57.0	mg/ L	Max 75	IS 3025 (Part 40)
6	Chloride (as Cl)	36.0	mg/ L	Max 250	APHA 4500 Cl ⁻ B, 24th Ed.2023
7	Residual Free Chlorine (as Cl)	0.35	mg/ L	Min 0.2	APHA 4500 Cl ⁻ B, 24th Ed.2023
8	Iron (as Fe)	<0.1	mg/ L	Max 1.0	APHA 3111 B, 24th Ed.2023
9	Magnesium (as Mg)	9.0	mg/ L	Max 30	IS 3025 (Part 46):2019
10	Sulphate (as SO ₄)	26.0	mg/ L	Max 200	IS 3025 (Part 24):2022
11	Total Hardness (as CaCO ₃)	93.0	mg/ L	Max 200	IS 3025 (Part 21):2019
12	Total Alkalinity (as CaCO ₃)	78.5	mg/ L	Max 200	IS 3025 (Part 23):2019

Remark- The above water sample Complies with required limit as per IS 10500:2012.



R.P.
Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,
Near Swayamsiddha Trust Building,
Sykes Extension, Kolhapur - 415116
+91 98343 07334 / +91 90961 85285

CERTIFICATIONS
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

Annexure -7

Noise Quality Monitoring Report



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

TEST REPORT					
Report No:		EHSM/2026/Feb/R-724		Issue Date	
				02/03/2026	
Name and Address of Customer		Proposed project “Winsome Mountain Crest” at Plot No. 04, Sr. No. 299, Village- Charoli Budrukh, Taluka: Haveli, Dist.: Pune by M/s. Winsome SK Builders.			
Sample Name		Noise		Sample Description	
				Ambient Noise	
Date of Sampling		24/02/2026		Sampling duration	
				Spot Time	
Sampling done by		Client			
Results					
Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (MPCB Standards dB(A))	Methods
1.	Project Site	51.0	43.5	55/45	CPCB Guideline
Remark-					
➤ All above Noise level results are within Central Pollution Control Board Standards limit.					
➤ Day/Night -55/45 dB.					



Rg
Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,
Near Swayamsiddha Trust Building,
Sykes Extension, Kolhapur - 415116
+91 98343 07334 / +91 90961 85285

CERTIFICATIONS
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

Annexure 8

Ambient Air Quality



EHS MATRIX
PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.
+91 91585 60571 / +91 95796 84751 / +91 90961 85285
www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2026/Feb/R-723	Issue Date	02/03/2026
Name and Address of Customer	Proposed project "Winsome Mountain Crest" at Plot No. 04, Sr. No. 299, Village- Charoli Budruk, Taluka: Haveli, Dist.: Pune by M/s. Winsome SK Builders.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	24/02/2026	Sampling duration	1440 Min
Sampling Location	Project Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	30°C	Wet bulb temperature	29°C
Relative Humidity	66%	Sampling done by	Client
Start Date of Analysis	25/02/2026	End Date of Analysis	02/03/2026

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	25.6	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	23.0	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	62.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	30.0	µg/m ³	≤ 60	

Remark- All above results is within National Ambient Air Quality standards.




Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
1151, E-ward, Saroj Sankul, Flat No. B-204,
Near Swayamsiddha Trust Building,
Sykes Extension, Kolhapur - 415116
+91 98343 07334 / +91 90961 85285

CERTIFICATIONS
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

Annexure -9

SWaCH NOC



Date: 17th July 2023

To,
Winsomesk Builders
Office no. 205, 2nd floor, 10 Biz park, near Simbisis law college. Viman Nagar, pune
411015.

Sub: - Facilitating Solid Waste Management at your Commercial/Residential "**WINSOME MOUNTAIN CREST**" situated at Plot no. 04, Sr. No. 299, Village - Charoli Budruk, Taluka - Haveli, District - Pune, State - Maharashtra, 412105

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables & non-recyclables: **424 Kg/Day, E Waste - 170.83 Kg/Month**) from your registered project "**WINSOME MOUNTAIN CREST**" situated at Plot no. 04, Sr. No. 299, Village - Charoli Budruk, Taluka - Haveli, District - Pune, State - Maharashtra, 412105 through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (**OWC: 576 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work. Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd




Authorized Signatory

Date: 17th July 2023

SWaCH Pune Seva Sahakari Sanstha Maryadit is an autonomous cooperative enterprise of waste pickers authorised by Pune Municipal Corporation to provide door-step waste collection service across entire pune city.

3rd Floor, Old Tilak Rd Ward Office, Above SBI Bank (Tilak Rd Branch), Pune-411042

(Reg No-PNA(1)GNL/O/1321/07-08)

Helpline - 9765 999 500, E mail: swachcoop@gmail.com, Website: www.swachcoop.com

Annexure -10

Newspapers advertisement

जाहीर नोटीस

तमाम जनतेस सुचीत करणेत येते की, मे. विन्सम एस. के. बिल्डर्स., प्लॉट नं. 04, स. क्र. 299, गाव- चऱ्होली बुद्रुक, तालुका: हवेली, जिल्हा: पुणे, येथील प्रस्तावित प्रकल्प "विन्सम माउंटन क्रेस्ट" बांधकाम प्रकल्पाला महाराष्ट्र शासन पर्यावरण व वातावरणीय बदल विभागाच्या राज्यस्तरीय पर्यावरण आघात मुल्यांकन समितीने EC ID NO. **EC24B038MH119092** दिनांक 08/02/2024 नुसार पर्यावरण विषयक परवानगी दिलेली आहे. सदर परवानगी पर्यावरण आघात मुल्यांकन अधिसूचना २००६ नुसार देण्यात आलेली आहे. सदर परवानगीच्या प्रती महाराष्ट्र प्रदूषण नियंत्रण मंडळ येथे उपलब्ध असून <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे.

PUBLIC NOTICE

This is to inform the public in general that Environment Clearance of Proposed project "**Winsome Mountain Crest**" at Plot No. 04, Sr. No. 299, Village- Charholi Budruk, Taluka: Haveli, Dist.: Pune by M/s. Winsome SK Builders., have been accorded by State Level Environment Impact Assessment Authority (SEIAA), Environment & Climate Change Department, Mantralaya, Mumbai vide EC Identification no. **EC24B038MH119092** dated 08/02/2024. This clearance is in accordance with the provision of EIA Notification, 2006. The copies of this letter are available with the Maharashtra Pollution Control Board and may also be seen at Website <http://parivesh.nic.in>

Annexure -11

Consent to Establish

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24044532/4024068/4023516
Website: <http://mpcb.gov.in>
Email: jdwater@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format1.0/JD (WPC)/UAN No.0000184424/CE/2401001479

Date: 11/01/2024

To,
M/s. "Winsome Mountain Crest"
by M/s Winsome SK Builders,
Plot No. 04, Sr. No. 299, Charoli Budruk, H,
Tal. Haveli, Dist.Pune.



Your Service is Our Duty

Sub: Consent to Establish for Proposed Residential & Commercial Construction Project under Red category.

Ref: Application for Consent to Establish vide UAN. MPCB-CONSENT-0000184424 dtd. 25/10/2023.

Your application NO. MPCB-CONSENT-0000184424

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

- The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
- The capital investment of the project is Rs.85.00 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for Proposed Residential & Commercial Construction Project named as M/s. "Winsome Mountain Crest" by M/s Winsome SK Builders, Plot No. 04, Sr. No. 299, Charoli Budruk, Tal. Haveli, Dist. Pune on Total Plot Area of 8000 Sq Mtrs for construction BUA of 67265.14 Sq Mtrs including utilities and services.**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	122	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set (500 KVA)	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	DRY WASTE	424 Kg/Day	Segregation	Handed over to Authorized Vendor
2	WET WASTE	576 Kg/Day	OWC	Use as Manure
3	E-WASTE	4.13 Kg/Day	NA	Sale to Authorized Party
4	STP SLUDGE	23.40 Kg/Day	NA	Used as mannure

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	10 As Actual	Ltr/M	NA	Send to Authorized Reprocessors.

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.
- 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.
- The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
- PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.



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Signed by: **Dr. J. B. Sangewar**
Joint Director (WPC)
For and on behalf of,
Maharashtra Pollution Control Board
jdwater@mpcb.gov.in
2024-01-11 18:40:53 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-22109	25/10/2023	NEFT

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad
 - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A) As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **250 CMD for treatment of domestic effluent of 122 CMD.**
- B) The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

Sr.No	Parameters	Limiting concentration not to exceed in mg/l, except for pH
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C) The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.**

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	278.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set 500 KVA	Acoustic Enclosure	6.00	HSD 97.10 Ltr/Hr	1	SO2	48 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3
-------------------------	---------------	------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	Rs. 10 Lakhs	15 Days	Compliance of Consent Conditions	Up to Commissioning of the Project	Up to Commissioning of the Project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



Annexure 12

Site photograph showing Barricade of Project



**6. Point-wise Compliance of Consent to Establish and status to various stipulations from
Maharashtra Pollution Control Board (MPCB)**

**Consent to Establish no. Format 1.0/JD (WPC)/UAN No.0000184424/CE/2401001479
Date: 11/01/2024.**

Compliance for the period: October 2025 to March 2026

Sr. No	Item				Compliance of Consent to Establish	
1	The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.					
2	The capital investment of the project is Rs .85.00 Cr. (As per undertaking submitted by pp).					
3	The Consent to Establish is valid for Proposed Residential & Commercial Construction Project named as M/s. "Winsome Mountain Crest" by M/s Winsome SK Builders, Plot No. 04, Sr. No. 299, Charoli Budrukh, Tal. Haveli, Dist. Pune on Total Plot Area of 8000 Sq Mtrs. for construction BUA of 67265.14 Sq Mtrs. including utilities and services.				Noted, As per issued EC Letter dated 8 th February, 2024. subject to total built up area to 67,179.06 sq.m. as approved by local planning authority (PCMC).	
4	CONDITIONS UNDER WATER (Prevention & Control of Pollution) ACT, 1974 for Discharge of Effluent				Noted for Compliance, A full-fledged STP of capacity of 250 KLD will be install onsite for the treatment of the entire waste water generate on the project site.	
	Sr. No	Description	Permitted quantity of discharge (CMD)	Standards to be achieved		Disposal
	1	Trade Effluent	NIL	NA		NA
	2	Domestic effluent	122	As per Schedule-I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provide by local body.	

5	Conditions under Air (P & CP) Act 1981 for air emissions:					Noted. PP will install DG set of HSD fuel in case of power failure.
	Sr.No.	Description of Stack	Number of Stack	Standards to be achieved		
	S-1	DG Set 500 KVA	01	As per Schedule-II		
6	Conditions under Solid Waste Rules, 2016:					Noted/ Agreed
	Sr. No	Type of Waste	Quantity	UOM	Treatment	Disposal
	1	Dry Waste	424	Kg/day	Segregation	Handed over to Authorized Vendor
	2	Wet Waste	576	Kg/day	Storage in covered shed and treatment in OWC	Used as manure
	3	E-Waste	4.13	Kg/day	NA	Sale to Authorized Party
	4	STP Sludge	23.40	Kg/day	NA	Used as manure
7	Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:					
	Sr No.	Category No.	Quantity	UoM	Treatment	Disposal
	1	5.1 Used or spent oil	10 As Actual	Ltr/M	NA	Send to Authorized Reprocessors
8	This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry					PP agreed to follow the stipulated condition.
9	This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.					Noted.
10	PP shall install organic waste digester along with composting facility/biodigester (biogas) with composting facility for the treatment of wet garbage.					Noted and agree.
11	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.					Agreed
12	The project proponent shall make provision of charging of electric vehicles in at least 30 % of total available parking area					Noted and will be complied. The EV Charging facility will

		install at the time of Operation phase
13	The project proponent shall take adequate measures to control dust emission and noise level during construction phase.	Noted.
14	PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.	Noted.
15	PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.	Noted.

Schedule – I
Terms & conditions for compliance of Water Pollution Control:

1	A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity 250 CMD for treatment of domestic effluent of 122 CMD.	Noted, MBBR technology STP will establish for treatment of sewage.																								
	<p>B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent</p> <table border="1"> <thead> <tr> <th>Sr. No</th><th>Parameters</th><th>Standard prescribed by Board. Limiting Concentration in mg/l, except for pH</th></tr> </thead> <tbody> <tr> <td>1</td><td>pH</td><td>5.5 to 9</td></tr> <tr> <td>2</td><td>BOD (3 Days 27°C)</td><td>10</td></tr> <tr> <td>3</td><td>COD</td><td>50</td></tr> <tr> <td>4</td><td>TSS</td><td>20</td></tr> <tr> <td>5</td><td>NH4 N</td><td>5</td></tr> <tr> <td>6</td><td>N total</td><td>10</td></tr> <tr> <td>7</td><td>Fecal coliform</td><td>Less than 100</td></tr> </tbody> </table>	Sr. No	Parameters	Standard prescribed by Board. Limiting Concentration in mg/l, except for pH	1	pH	5.5 to 9	2	BOD (3 Days 27°C)	10	3	COD	50	4	TSS	20	5	NH4 N	5	6	N total	10	7	Fecal coliform	Less than 100	Noted
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	C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.	Noted and will be complied.																								
2	The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board	Noted/Agreed . PP will adhere the stipulated condition.																								

	to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.																			
3	The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof	Noted/Agreed . PP will adhere the stipulated condition.																		
4	<p>The Applicant shall comply with the provisions of the Water (Prevention &Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.</p> <table border="1"> <thead> <tr> <th>Sr. No .</th><th>Purpose for water consumed</th><th>Water consumption quantity (CMD)</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Industrial Cooling, spraying in mine pits or boiler feed</td><td>0.00</td></tr> <tr> <td>2.</td><td>Domestic purpose</td><td>278.00</td></tr> <tr> <td>3.</td><td>Processing whereby water gets polluted & pollutants are easily biodegradable</td><td>0.00</td></tr> <tr> <td>4.</td><td>Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic</td><td>0.00</td></tr> <tr> <td>5</td><td>Gardening/Other consumption</td><td>0</td></tr> </tbody> </table>	Sr. No .	Purpose for water consumed	Water consumption quantity (CMD)	1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00	2.	Domestic purpose	278.00	3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00	4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00	5	Gardening/Other consumption	0	water consumption will be done during operation phase of project.
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5	The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.	Noted.																		

Schedule – II								
Terms & Conditions for Compliance of Air & Noise Pollution Control								
1	As per your application, you have proposed to erect following stack (s) and to observe the following fuel pattern-						Noted and Compliance. PP install LSD DG set at the construction site.	
	Source	APC System provided/ proposed	Stack Height (in mtr)	Type of Fuel	Sulphur Content (in %)	Pollutant		Standard
	DG set 500 KVA	Acoustic Enclosure	6.00	HSD 97.10 Ltr/Hr	1	SO2		48 Kg/Day
2	The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve level of pollutants to the following standards						Noted And agreed.	
	Total Particulate matter		Not to exceed		150 mg/Nm ³			
3	The applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment						PP will obtained necessary prior permissions	

4	The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary	Noted
5	Conditions for utilities like Kitchen, Eating Places, Canteens: -	
a	The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.	Will be comply during operation phase.
b	The toilet shall be provided with exhaust system connected to chimney through ducting	Will be comply during operation phase.
c	The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A)	Will be comply during operation phase.
d	The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. Higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbours.	Will be comply during operation phase.

Schedule III
Details of Bank Guarantees

Details of Bank Guarantee						Noted.
Consent	Amt. of BG Imposed	Submissi on Period	Purpose of BG	Complianc e Period	Validity Date	
Proposed						
C to E	Rs. 10.0 Lakh	15 days	Compliance of Consent Conditions	30/11/2029	30/11/2030	
** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent. # Existing BG obtained for above purpose if any may be extended for period of validity as above.						

Schedule IV
Conditions during construction phase :-

A	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.	Noted by PP.
B	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory	Complied the condition

C	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	Noted and complied.
General Conditions: -		
1	The applicant shall provide facility for collection of samples of swage effluents, air emissions and hazardous waste to the Board staff at the terminal or designed points and shall pay to the Board for the services rendered in this behalf.	Noted for compliance
2	The firm shall strictly comply with the Water (P&CP) Act 1974, Air (P& CP) Act 1981 and Environmental Protection act 1986 and Municipal Solid waste (Management & Handling) rule 2000 and E-waste (Management & Handling Rule 2011)	As per previous EC project activity is carried out.
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	Noted
4	Vehicles hired for brining 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	Noted and agreed by PP. Vehicle hired for brining construction material to the site will in good condition.
5	Conditions for DG set	
a	Noise from DG sets shall be controlled by providing an acoustic enclosure or by treating the room acoustically	Noted.
b	Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room shall 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 provide. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average	Noted
c	Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.	Noted, DG set will be placed in acoustic enclosure Also, Green belt will be developed in the premises to minimize noise level.

d	Installation of DG set must be strictly in compliance with recommendation of DG set manufacturer.	Complied. PP has installed DG set which having LSD fuel as environment concern.
e	A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.	Noted. Inspection will consist regularly to maintain noise level.
f	DG set shall be operated only in case of power failure.	Noted
g	The applicant should not cause any nuisance in the surrounding area due to operation of DG set	Noted
h	The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.	Noted.
6	Solid waste- The applicant shall provide onsite municipal solid waste processing system & shall comply with Municipal Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.	PP will provide OWC at the time of operation phase.
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.	Noted
8	Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.	Noted
9	The treated sewage shall be disinfected using suitable disinfection method	PP will provide STP at the time of operation phase.
10	The firm shall submit to this office, the 30 th day of September every year, the environment statement report for the financial year ending 31 st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992	Noted
11	The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project	Noted