

# **SIX- MONTHLY ENVIRONMENTAL COMPLIANCE REPORT**

**For Period: October 2023 to March 2024**

**PROPOSED RESIDENTIAL AND  
COMMERCIAL PROJECT**

**AT**

**Survey no. 1/1 to 1/14, Dhanori road,  
Siddhartha Nagar, Dhanori, Tal. -Haveli,  
District – Pune (MH)**

**By**

**Triaa Landmarks LLP**

Date: 20/04/2024

To,  
The Regional Officer (Pune),  
Maharashtra Pollution Control Board,  
3<sup>rd</sup> Floor, Jog Center, Wakdewadi,  
Pune - 411003.

**Sub: Submission of half yearly compliance report (October 2023 to March 2024) of Environment Clearance for Residential and commercial building project by M/s. Triaa Landmarks LLP at Survey no. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Taluka-Haveli, Pune.**

**Ref:** 1) Environment Clearance vide identification No.: EC22B038MH134853 (File no. SIA/MH/MIS/279311/2022) dated 21/07/2023  
2) Consent to Establish obtained from MPCB vide no. Format1.0/CC/UAN No. 0000155024/CE/2311000444 dated 06/11/2023

Respected Sir/Madam,

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

1. Name, Email, Phone/Fax of local 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 status of Conditions mentioned in the Consent to Establish

Thanking You

**For, Triaa Landmarks LLP**

**TRIAA LANDMARKS LLP**

Ankit Goel  
Partner

*Ankit Goel*  
Partner





Date: 20/04/2024

To,  
The Member Secretary,  
Maharashtra Pollution Control Board  
3rd Floor, Kalpataru Point,  
Scheme Road no. 8,  
Opp. Sion circle, Sion (E),  
Mumbai - 400 022.

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Ankit Goel  
Partner

*Ankit Goel*  
Partner



**TRIAA LANDMARKS LLP**

Office No. 401/A/ City Bay, Boat Club Road, Pune - 411001.

+91- 8956606633 office@triaahousing.in www.triaahousing.in

Date: 20/04/2024

To,  
Regional Officer,  
Western Central Zone (WCZ),  
Ministry of Environment, Forest and Climate Change  
Ground Floor, East Wing,  
New Secretariat Building, Civil Lane,  
Nagpur – 440001.

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Partner

  
Partner



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Office No. 401/A/ City Bay, Boat Club Road, Pune - 411001.

+91- 8956606633 office@triaahousing.in www.triaahousing.in





Date: 20/04/2024

To,

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

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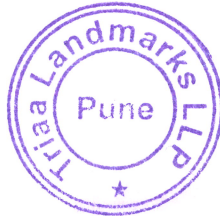
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For, Triaa Landmarks LLP

TRIAA LANDMARKS LLP

Ankit Goel  
Partner

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**TRIAA LANDMARKS LLP**

Office No. 401/A/ City Bay, Boat Club Road, Pune - 411001.

+91- 8956606633 office@triaahousing.in www.triaahousing.in

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| <b>SR. NO.</b> | <b>PARTICULARS</b>                                   |
|----------------|--|
| 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        |
| 5              | Point wise compliance status to Consent to Establish |

## 1.0 INFORMATION OF PROJECT OFFICER AND NODAL OFFICER

| Sr. No | Particular              | Details   |
|--------|-------------------------|---|
| 1      | Name of Project officer | <b>Mr. Ankit Goel</b><br><br><b>M/s. Triaa Landmarks LLP</b><br>Office no. 401/A, City Bay, City Point<br>Tower, Dhole Patil Road, Pune 411001<br><br>Tel: 7350015613<br><br>Email:<br>shubham.bansal@triaahousing.in |
| 2      | Name of Nodal officers  | Same as above   |

## 2.0 PHOTOGRAPHS SHOWING PRESENT PROGRESS OF WORK

(October 2023- March 2024)



**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**

| <b>Sr. No.</b> | <b>Particulars</b>   | <b>Details</b>   |
|----------------|--|--|
| 1.             | <b>Project type:</b><br>River Valley/ Mining/ Industry/<br>Thermal/ Nuclear/ Others (specify)        | Residential and Commercial building Project  |
| 2.             | <b>Name of the Project</b>   | --   |
| 3.             | <b>Clearance letter (s)/ OM No. and date</b>   | Environment Clearance obtained from Environment Department; Govt. of Maharashtra vide EC identification No. EC23B038MH134853 (File no. SIA/MH/MIS/279311/2022) dated 21/07/2023. |
| 4.             | <b>Location</b>  |  |
|                | a) District (s)  | Pune (Dhanori, Haveli)   |
|                | b) State (s)   | Maharashtra  |
|                | c) Location latitude / longitude   | Latitude: 18° 35' 51.27" N<br>Longitude: 73°53' 52.69" E   |
| 5.             | <b>Address for Correspondence</b>  | <b>Mr. Ankit Goel</b>  |
|                | a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers) | <b>M/s. Triaa Landmarks LLP</b><br>Office no. 401/A, City Bay, City Point Tower,<br>Dhole Patil Road, Pune 411001  |
|                | b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers) | Tel: 7350015613<br>Email: Shubham.bansal@triaahousing.in   |
| 6.             | <b>Salient features of the Project</b>   | <b>Location of the project:</b><br>Survey no. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Taluka-Haveli, District – Pune (MH)  |



|    |  |  |
|----|--|--|
|    |  | <p><b>Total Plot Area:</b> 11,250 Sq. M</p> <p><b>Total Built up Area: 70,723.89 Sq.M.</b></p> <p><b>Bldg. Structure proposed:</b><br/> <b>Residential Buildings-</b> 5 Nos. + Club House<br/> Wing A - B2+B1+Gr+ 17 Fl.<br/> Wing B - B2+B1+Gr+ 17 Fl.<br/> Wing C - B2+B1+Gr+ 17 Fl.<br/> Wing D1 - B2+B1+G+ 5 Fl.<br/> Wing D1 - B2+B1+G+ 5 Fl.<br/> Club House- G+1 Fl.</p> <p><b>Proposed Units:</b><br/> Residential: 464 Nos.<br/> Commercial users: 394 Nos.</p> <p><b>Water requirement:</b> 342.03 KLD<br/> <b>Source:</b> PMC.</p> <p><b>STP proposed:</b> 1 x 305 KLD capacities with MBBR Technology</p> <p><b>Rain water harvesting:</b> 8 nos. of recharge pits proposed</p> <p><b>Landscape:</b> 1004.66 Sq.M. landscape area.</p> <p><b>Parking provided:</b> Parking area is 15814.75 Sq.M.<br/> Parking provided for 378 No of Cars, 1414 No of Two wheelers.</p> <p><b>Power Requirement:</b><br/> <b>Maximum demand:</b> 1538 kW<br/> <b>Connected Load:</b> 3132 kW<br/> <b>Source:</b> MSEDCL<br/> <b>D.G. Set proposed in Operation Phase:</b><br/> 1 x 320 kVA Capacity</p> |
| 7. | <b>Breakup of the Project Area</b>       |  |
|    | a) Submergence area: forest & non forest | Not Applicable   |
|    | b) Others                                | --   |

| 8.                    | <b>Breakup of the project affected population</b> with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless Laborers / Artisans:<br>a) SC, ST/Tribes<br>b) Others<br>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details & year of survey) | The project is proposed on own land thus there is no displacement of population is proposed   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
|-----------------------|--|---|---------|-------------|-----------------------|---------------------|--|--|----|------------------------|----|----|-----------------------|---|----|------------------------|-------|----|----------------|-------|----|------------------------|----|----|------------------------|---|----|---------------------|--------|----|--------------------------|---|--|--------------|---------------|-----------------------|--|--|--------|-------------|---------------------|----|------------------------|-------|----|-----------------------|-----|----|------------------------|------|----|----------------|------|----|------------------------|-----|----|------------------------|-----|----|---------------------|------|----|--------------------------|---|
| 9 a)                  | <b>Financial Details</b><br>Project cost as originally planned and subsequent revised estimates and the year of price reference  | Total Project Cost Projected- <b>Rs. 145 Cr.</b>  |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 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"><b>Capital Cost</b></td></tr> <tr> <td>1.</td><td>Sewage Treatment Plant</td><td>17</td></tr> <tr> <td>2.</td><td>Rain water harvesting</td><td>6</td></tr> <tr> <td>3.</td><td>Green belt development</td><td>28.59</td></tr> <tr> <td>4.</td><td>Energy savings</td><td>63.80</td></tr> <tr> <td>5.</td><td>Solid waste management</td><td>12</td></tr> <tr> <td>6.</td><td>Environment Monitoring</td><td>0</td></tr> <tr> <td>7.</td><td>Disaster management</td><td>168.87</td></tr> <tr> <td>8.</td><td>PPE Kits health &amp; Safety</td><td>0</td></tr> <tr> <td></td><td><b>Total</b></td><td><b>296.26</b></td></tr> <tr> <td colspan="3"><b>O &amp; M Cost</b></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>11.96</td></tr> <tr> <td>2.</td><td>Rain water harvesting</td><td>1.2</td></tr> <tr> <td>3.</td><td>Green belt development</td><td>8.57</td></tr> <tr> <td>4.</td><td>Energy systems</td><td>2.38</td></tr> <tr> <td>5.</td><td>Solid waste management</td><td>3.5</td></tr> <tr> <td>6.</td><td>Environment Monitoring</td><td>6.0</td></tr> <tr> <td>7.</td><td>Disaster management</td><td>8.44</td></tr> <tr> <td>8.</td><td>PPE Kits health &amp; Safety</td><td>1</td></tr> </tbody> </table> | Sr. No. | Particulars | Amount. in Rs. Lakhs) | <b>Capital Cost</b> |  |  | 1. | Sewage Treatment Plant | 17 | 2. | Rain water harvesting | 6 | 3. | Green belt development | 28.59 | 4. | Energy savings | 63.80 | 5. | Solid waste management | 12 | 6. | Environment Monitoring | 0 | 7. | Disaster management | 168.87 | 8. | PPE Kits health & Safety | 0 |  | <b>Total</b> | <b>296.26</b> | <b>O &amp; M Cost</b> |  |  | Sr. No | Particulars | Amount in Rs. Lakhs | 1. | Sewage Treatment Plant | 11.96 | 2. | Rain water harvesting | 1.2 | 3. | Green belt development | 8.57 | 4. | Energy systems | 2.38 | 5. | Solid waste management | 3.5 | 6. | Environment Monitoring | 6.0 | 7. | Disaster management | 8.44 | 8. | PPE Kits health & Safety | 1 |
| Sr. No.               | Particulars  | Amount. in Rs. Lakhs)   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| <b>Capital Cost</b>   |  |   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 1.                    | Sewage Treatment Plant   | 17  |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 2.                    | Rain water harvesting  | 6   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 3.                    | Green belt development   | 28.59   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 4.                    | Energy savings   | 63.80   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 5.                    | Solid waste management   | 12  |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 6.                    | Environment Monitoring   | 0   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 7.                    | Disaster management  | 168.87  |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 8.                    | PPE Kits health & Safety   | 0   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
|                       | <b>Total</b>   | <b>296.26</b>   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| <b>O &amp; M Cost</b> |  |   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| Sr. No                | Particulars  | Amount in Rs. Lakhs   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 1.                    | Sewage Treatment Plant   | 11.96   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 2.                    | Rain water harvesting  | 1.2   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 3.                    | Green belt development   | 8.57  |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 4.                    | Energy systems   | 2.38  |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 5.                    | Solid waste management   | 3.5   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 6.                    | Environment Monitoring   | 6.0   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 7.                    | Disaster management  | 8.44  |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |
| 8.                    | PPE Kits health & Safety   | 1   |         |             |                       |                     |  |  |    |                        |    |    |                       |   |    |                        |       |    |                |       |    |                        |    |    |                        |   |    |                     |        |    |                          |   |  |              |               |                       |  |  |        |             |                     |    |                        |       |    |                       |     |    |                        |      |    |                |      |    |                        |     |    |                        |     |    |                     |      |    |                          |   |

|           |  |  |              |
|-----------|--|--|--------------|
|           |  | <b>Total</b>   | <b>43.05</b> |
| 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   |              |
| <b>10</b> | <b>Forest Land Requirement</b>   |  |              |
| 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   |              |
| <b>11</b> | <b>The status of clear felling</b> in non-forest areas (such as submergence area or reservoir, approach roads.), if any with quantitative information required.                  | Not applicable   |              |
| <b>12</b> | <b>Status of construction</b> (Actual & /or planned)   | Actual Status of Construction.<br><br>Excavation work is completed and Construction of retaining wall and PCC is in progress and construction started as per EC received dated 21/07/2023. |              |
| a)        | Date of commencement (Actual & / or planned)   | Date of Commencement September 2023  |              |
| b)        | Date of completion (Actual & /or planned)  | Date of Completion will be June 2028 (planned).  |              |
| <b>13</b> | <b>Reasons for the delay</b> if the project is yet to start  | NA   |              |
| <b>14</b> | <b>Dates of Site Visits</b>  | 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 : **Triaa Landmarks LLP**

Signature :

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

EC Identification No. EC23B038MH134853 (File no. SIA/MH/MIS/279311/2022) dated  
21/07/2023.

**Compliance Period: October 2023 to March 2024**

| <b>INTRODUCTION OF PROJECT</b> |   |
|--------------------------------|---|
| <b>Details as per EC</b>       |   |
| Name of Project                | <b>Proposed Residential and commercial project</b>  |
| Name of Proponent              | Triaa Landmarks LLP   |
| Type of Project                | Proposed Residential and commercial building Project  |
| Location of Project Site       | Survey no. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Haveli, District – Pune (MH) |
| <b>Total Plot Area</b>         | <b>11,250 Sq.M.</b>   |
| <b>Total Built up Area</b>     | <b>70,723.89 Sq.M.</b>  |

| INTRODUCTION OF PROJECT  |   |   |
|--------------------------|---|---|
| Details as per EC        |   |   |
| Name of Project          | Proposed Residential and commercial project   |   |
| Name of Proponent        | Triaa Landmarks LLP   |   |
| Type of Project          | Proposed Residential and commercial building Project  |   |
| Location of Project Site | Survey no. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Haveli, District – Pune (MH)   |   |
| Total Plot Area          | 11,250 Sq.M.  |   |
| Total Built up Area      | 70,723.89 Sq.M.   |   |
|                          |   |   |
| SPECIFIC CONDITIONS      |   |   |
| A. SEAC Conditions       |   |   |
| Sr. No.                  | Conditions  | Compliance  |
| 1                        | PP to submit the Fire NOC.  | The above condition is noted and will be adhere to comply.<br><br>Fire NOC attached herewith as <b>Annexure 1</b> |
| 2                        | PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. | PP have provided electric charging facility and layout attached as <b>Annexure 2</b>                              |
| 3                        | PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can                              | PP have ensured that water proposed to use Tanker Use   |



|                            |   |   |
|----------------------------|---|---|
|                            | use recycled water or tanker water for proposed construction.   | for construction and undertaking attached as <b>Annexure 3</b>  |
| <b>B. SEIAA Conditions</b> |   |   |
| 1                          | PP has provided mandatory RG area of 1004.66 Sq.M. on ground. Local planning authority to ensure the compliance of the same.  | The said condition is noted and will be adhere to comply and Layout attached as <b>Annexure 4</b>   |
| 2                          | 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 said condition is noted and will be adhere to comply.   |
| 2                          | PP to achieve at least 5 % total energy requirement from solar/other renewable source.  | The said condition is noted and will be adhere to comply.<br><br>Details attached as <b>Annexure 5</b>  |
| 3                          | PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F. No. 22-34/2018-IA.III dated 04.01.2019.  | The said condition is noted and will be adhere to comply.   |
| 4                          | SEIAA after deliberation decided to grant EC for FSI-47,471.18 Sq.m., non-FSI – 23,252.71 Sq.m., Total BUA-70,723.89 Sq.m. (Plan approval – Zone-1/1176 dated 31/05/2023).  | The said condition is noted and will be adhere to comply.<br><br>EC letter attached as <b>Annexure 6</b>  |
| <b>GENERAL CONDITIONS</b>  |   |   |
| I                          | The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.  | Excavated debris used for dispose off landfilling & levelling at project site.<br><br>Undertaking for debris management and SWaCH NOC attached as <b>Annexure 7</b> |

|     |  |   |
|-----|--|---|
| II  | Disposal of muck 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 approved sites with the approval of competent authority. | PP will treat wet garbage through OWC and will use maximum compost at site and will give excess compost to nearby nursery and gardens at operation phase. Details of OWC attached as <b>Annexure 8</b>                                |
| III | Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board   | There will no generation of hazardous waste except empty paint containers and toilet cleaner bottles, then care will be taken to dispose off as per the MPCB norms.   |
| IV  | Adequate drinking water and sanitary facilities should be provided for construction worker at the site. Provision should be made for mobile toilet. The safe disposal of wastewater and solid waste generated during the construction phase should be ensured.                     | PP has committed to made provision for drinking water at site for workers when construction will commence.<br><br>Also, PP will provide Water and sanitary facility at the site. <b>Annexure 9</b>                                    |
| V   | Arrangement shall be made that waste water and storm water do not get mixed.   | PP agreed to will lay down separate pipeline to connect toilets to septic tanks to avoid mixing of storm water at operation phase.<br><br>Drainage and Storm water layout attached as <b>Annexure 10</b>                              |
| VI  | Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.  | Ready mix concrete and curing agents generally used in our construction. Other best practices also adopted at a time construction.<br><br>Curing measures with Gunny bags and water sprinkling will be adopted in construction phase. |

|      |   |   |
|------|---|---|
| VII  | The Ground water level and its quality should be monitored regularly in consultation with ground water authority.   | All sanitary and hygienic measure will be taken and provision of adequate number of toilets for construction of worker is planned at time of construction.<br><br>Drainage NOC & water NOC attached as <b>Annexure 11</b> |
| VIII | Permission to draw ground water and construction of basement if any shall be obtained from the competent authority prior to construction/operation of the project.                    | PP have not proposed any kind of draw ground water.<br><br>Declaration attached as <b>Annexure 12</b><br><br>PP is using water tanker for construction work.  |
| 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 use aerators or pressure reducing devices for showers, toilet flushing and drinking.  |
| X    | The Energy Conservation Building code shall be strictly adhered to.   | The said condition is noted and will be adhere to comply.   |
| XI   | All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.                                      | Top soil excavated in the construction activities was conserved and will use for landscaping purpose at Project site.   |
| XII  | Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved. | 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.                   | Soil quality monitoring report attached as <b>Annexure 13.</b><br>water sample monitoring report attached as <b>Annexure 14.</b>  |

|       |  |  |
|-------|--|--|
| 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 Environmental Clearance.   | The above condition is noted and will be adhere to.  |
| 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.  | The above condition is noted and will be adhere to. PP will be using LSD for D.G sets.<br><br>DG set will be used only at a time of power failure only.  |
| XVI   | 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 Environmental Clearance.   | The said condition is noted and will be adhere to comply.  |
| XVII  | Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.   | PP committed to hire only PUC vehicles for transportation of construction materials.<br><br>The vehicles operated in the night hours for the loading and unloading of materials purpose only.  |
| XVIII | 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 have monitored 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.<br><br>Noise quality & Ambient Air quality monitoring reports attached as an <b>Annexure 15 &amp; 16</b> respectively. |
| XIX   | Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal  | The above condition is noted and will be adhere to.  |

|     |   |   |
|-----|---|---|
|     | to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.   | DG set will be installed as per CPCB norms. DG will be used only in the failure of power only.  |
| XX  | 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.   | The above condition is noted and will be adhere to.<br>Project site is covered with compound wall fencing to avoid disturbance.   |
|     |   |   |
| 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 of outside the premises. c) Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.   | Excavated debris stored and used for dispose off landfilling & levelling at project site.   |
| II  | E-waste shall be disposed through Authorized vendor as per E-Waste (management and Handling) Rules, 2016.   | The above condition is noted and will be adhere to.   |
| 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.<br>Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. 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. | The total wastewater generation form the project is about 301.89 KLD. PP have proposed 305 KLD capacity of STP.<br><br>Details of STP attached as <b>Annexure 17</b><br><br>Affidavit of STP attached as <b>Annexure 18</b> |
| IV  | Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the building. As agreed during SEIAA meeting, PP to explore possibility of utilising 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   | PP agreed to comply the said condition and adhere to.   |



|      |  |   |
|------|--|---|
|      | environmental infrastructure is installed and made functional including water requirement in para 2. Prior certification from appropriate authority shall be obtained.   |   |
| V    | The Occupancy Certificate shall be issued by the local Planning Authority to the project site and proper disposal of treated water as per environmental norms.   | The above condition is noted and will be adhere to comply.  |
| 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.   | Agreed,<br>PP have committed to give separate entry and exit to avoid traffic and have provision of parking within project site.  |
| VII  | PP to provide adequate electric charging points for electric vehicles (EV's).  | The above condition is noted and will be adhere to comply.  |
| 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.   | Noted and PP agreed to comply green belt development considering CPCB guidelines.<br>Landscape layout attached as <b>Annexure 4</b> and Garden NOC attached as <b>Annexure 19</b>   |
| IX   | A separate environment management cell with qualified staff shall we set up for implementation of stipulated environmental safeguard.  | PP will implement separate environment management cell with qualified staff. PP will set up for implementation of stipulated environmental safeguard in the stages of operation phase. Details of cell attached as <b>Annexure 20</b> |
| 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 and year-wise expenditure should reported to the MPCB & this department. | The above condition is noted and will be adhere to. Fund earmarked will be utilised once construction starts. attached as <b>Annexure 21</b>  |
| XI   | The project management shall advertise at least in two local newspapers widely circulated in the region around   | Complied. The above condition is complied by  |

|                           |  |  |
|---------------------------|--|--|
|                           | 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 <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>  | PP. Attached as an <b>Annexure 22</b>  |
| XII                       | Project management should submit half yearly compliance report in respect of the stipulated prior environmental clearance terms and condition in hard and soft copies to the MPCB and this department on 1 <sup>st</sup> June and 2 <sup>nd</sup> December of each calendar year.  | PP have will submitted half yearly report to MOEF, Environment Dept., Govt. of Maharashtra and MPCB  |
| XIII                      | 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.   | The above condition is noted and will be adhere to.<br><br>EC and Post EC Uploaded on company website attached <b>Annexure 23</b>  |
| XIV                       | 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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO <sub>2</sub> , NO <sub>x</sub> (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. | The above condition is noted and will be adhere to.<br><br>EC and Post EC Uploaded on company website attached <b>Annexure 23</b>  |
|                           |  |  |
| <b>GENERAL CONDITIONS</b> |  |  |
| I                         | PP has to 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.  | PP have obtained Consent Establish.<br>CTE Attached as <b>Annexure 6</b><br><br>PP have CTE expansion vide no. Format1.0/CC/UAN no. 0000155024/CE/231100044 dated 06/11/2023 |

|     |  |   |
|-----|--|---|
|     |  |   |
| 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. EC attached as an <b>Annexure 6</b> |
| 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&CC, the respective Zonal Office of CPCB and the SPCB.   | The above condition is noted and will be adhere to.                                     |
| 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&CC by e-mail.                                 | The above condition is noted and will be adhere to.                                     |
| VI  | No further Expansion or modifications, other than mentioned in 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 above condition is noted and will be adhere to.                                     |
| VII | This environmental clearance is issued subject to obtaining NOC from Forestry & Wildlife as if applicable & this environment clearance does not necessarily imply that forestry and wildlife clearance granted to project which will be considered separately on merit.  | The above condition is noted and will be adhere to.                                     |
|     |  |   |
| 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. | The above condition is noted and will be adhere to.                                     |

|   |   |   |
|---|---|---|
| 5 | The 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 PP have obtained other applicable NOC. |
| 6 | In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.  | The above condition is noted and will be adhere to.                     |
| 7 | Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC notification dated 29 <sup>th</sup> April 2015.   | The above condition is noted and will be adhere to.                     |
| 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 above condition is noted and will be adhere to.                     |
| 9 | Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 <sup>st</sup> Floor, D-Wing Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.  | The above condition is noted and will be adhere to.                     |

### List of Annexures

| Annexure No. | Details   |
|--------------|---|
| 1.           | Fire IOD letter   |
| 2.           | EV Charging Facility  |
| 3.           | Undertaking of Tanker water Use in Construction                   |
| 4.           | Landscape Layout  |
| 5.           | Declaration for energy saving                                     |
| 6.           | Environmental Clearance Copy & Consent to Establish               |
| 7.           | Undertaking for Debris management & SWaCH NOC                     |
| 8.           | Provision of OWC Facilities                                       |
| 9.           | Water & Sanitary provision for workers, Labour Colony, Use of RMC |
| 10.          | Coordinated layout  |
| 11.          | Drainage NOC & Water NOC  |
| 12.          | Declaration for Ground water                                      |
| 13.          | Soil quality monitoring report                                    |
| 14.          | Water quality monitoring report                                   |
| 15.          | Noise quality monitoring report                                   |
| 16.          | Ambient Air monitoring report                                     |
| 17.          | Details of STP  |
| 18.          | Affidavit of STP  |
| 19.          | Garden NOC  |
| 20.          | Environment Monitoring Cell                                       |
| 21.          | Details of EMP Fund   |
| 22.          | Newspaper Advertisement   |
| 23.          | Status of EC and Post EC on Company website                       |


# ANNEXURES

Annexure No.

Details

1.

Fire IOD letter



Office of the Chief Fire Officer  
Pune Municipal Corporation  
Out W.No : FB/ 2426  
Date : 16/9/2022

( 602/2022 )

To,  
Sandeep Hardikar & Associates Architects,  
Shivajinagar,  
Pune.

Sub:- Fire NOC For Getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt of Maharashtra" for the project At S. No.1/1(P), 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14(P), Dhanori, Pune.

Ref :- i) Acknowledgement Slip For EC Application Dt.23.06.2022,  
( Proposal No. SIA/MH/MIS/279311/2022)  
ii) Your office's Application Dt.22.08.2022.

Dear Sir,

As per the above reference (i), E.C. certificate had issued for the project by the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".

As per the above reference (ii), you are requesting for Fire Dept.'s clearance for height & built up area of the building.

The proposal ( propose height, use & built up area of the building ) will be as below as per the application, check list and architectural drawings submit to this office under reference (ii) above.


Table

| Building | Height ( Mtrs) | Gross Built up area (in Sq.Mtrs) | Propose Use Of The Buildings   |
|----------|----------------|----------------------------------|--------------------------------|
| Wing A   | 51.10 Mtrs.    | 15157.19 Sq.Mtrs                 | Residential+commercial purpose |
| Wing B   | 51.10 Mtrs.    | 17581.47 Sq.Mtrs.                | Residential purpose            |
| Wing C   | 51.10 Mtrs.    | 14732.52 Sq.Mtrs.                | Residential purpose            |
| Wing D 1 | 17.25 Mtrs.    | 1117.35 Sq.Mtrs.                 | Residential purpose            |
| Wing D 2 | 17.25 Mtrs.    | 1117.35 Sq.Mtrs                  | Residential purpose            |

As per the resolution No. 6/206, Dt. 14.06.2021 of Hon. Municipal Commissioner, Pune Municipal Corporation, scrutiny fee is paid by challan No.41916, Dt. 30.08.2022, Rs.1,41,550/-.

Consider the above and scrutinized the building plans submitted to this office under reference (ii) above, this office is satisfied with the propose building plans in view of fire prevention & protection for the propose height, built up area and use mentioned in the table above. Layout & Section plans of the proposal with stamped by this department is attached herewith. The undersigned reserve all rights to amendment, additions, modifications in the said proposal at the time of actual issues of provisional fire NOC.

**This clearance is giving only for the purpose to getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt. Of Maharashtra", Provisional Fire NOC for the purpose of getting commencement certificate from Building Permission Department Of PMC, should be taken separately from this Department.**

  
( Ramendra B. Gohigade )  
Asst. Divisional Officer  
Fire Brigade Dept., PMC

Encl: Layout & Section plans of the proposal with stamped.

2.

**EV Charging Facility**



### Undertaking of Tanker water Use in Construction



❶ 2022 ❶

BN 331806

[illegible]

### CONSENT TO SUPPLY WATER BY TANKERS

¶ This mutual consent is made this 24<sup>th</sup> day of June, 2022 at Pune between -

1. Triaa Landmarks LLP through Mr. Shyamlal Goel, Proponent of the Project  
(hereinafter referred to as Party No. 1)

And

2. Mr. Tingre of Jai Malhar Suppliers , residing at Dhanori (Party No. 2)

The Parties to this consent are willing to expressly confirm about their proposed transaction of water supply by way of tankers as and when required and as such have reduced in writing their terms and conditions as under -

1. THAT Party No. 1 is proposing a residential & commercial project at Sr. No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Village - Dhanori, Taluka - Haveli, District - Pune, State - Maharashtra, 411015 comprising of 464 tenements and 2218.54 sqm of commercial area.
2. THAT the fresh water requirement for the above mentioned project is maximum of 223.15 KLD
3. THAT the Party No. 2 shall ascertain water supply up to the requirement as mentioned in point no. 2 above.
4. THAT Party No. 2 hereby declares that they can supply / arrange to supply the water quantity as stated above
5. THAT Party No. 1 shall inform Party No. 2 at least 1 month in advance about the possession of the tenements so that Party No. 2 can arrange and schedule the supply.
6. THAT Party No. 2 hereby ascertain to supply water for construction purpose at the above mentioned site for the initial period of minimum one year. The water quantity (in terms of no of tankers to be specified at the time of Agreement)
7. THAT Party No 1 has to inform the daily water requirement for the construction purpose separately in addition to fresh water for domestic purpose.
8. THAT separate agreement shall be entered between Party No. 1 and Party No. 2 at least one month prior to supply date and the rate shall be decided at the time of entering into an agreement.
9. THAT any termination shall be allowed with 30 days notice in advance by either of the Party to this Consent
10. THAT this consent is valid for 6 months from the date of signing this consent
11. THAT the Consent shall not be construed as Agreement unless expressly executed by and between the Parties to this Consent

This express consent is duly signed by the Parties by extending their hands this 24<sup>th</sup> day of June 2022 at Pune



Party No. 1  
Triaa Landmarks LLP  
Through Mr. Shyamlal Goel



Triaa Landmarks LLP  
*[Signature]*  
Authorized Signatory

*[Signature]*

JAY MALHAR TRANSPORT  
*[Signature]*  
Proprietor

Party No. 2  
Mr. Tingre  
Jai Malhar Suppliers



ATTESTED BY

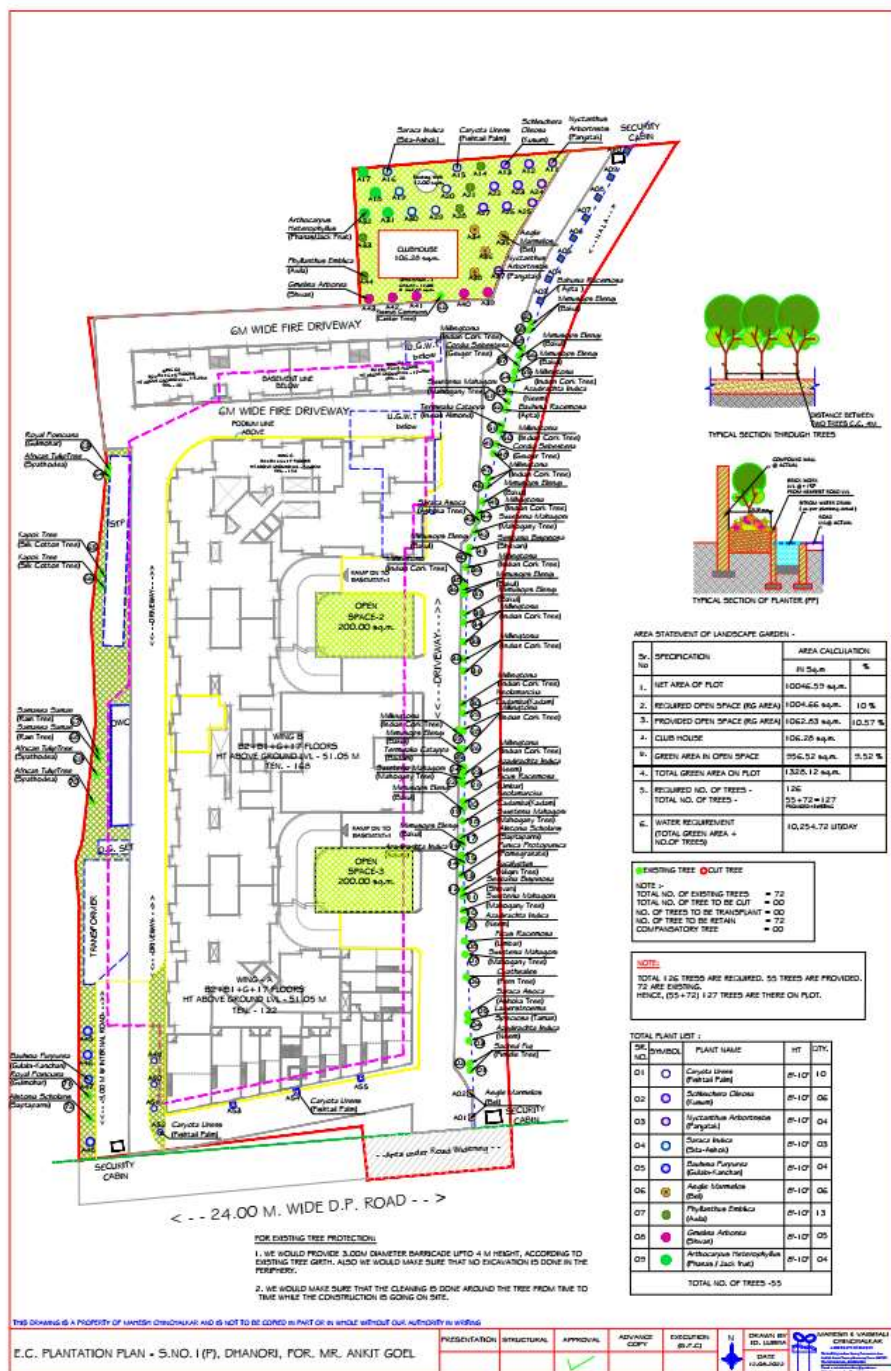
*[Signature]*  
A. Rashid D. Sayed  
Notary, State of Maharashtra  
PUNE



Noted & Registered  
At Sr. No.: B459/2022

29 JUN 2022

## Landscape Layout





5. **Declaration for energy saving**



**ENERGY UNDERTAKING**

To,  
Hon. SEAC- III (Maharashtra)

DATE:24/06/2022

We, Triaa Landmarks LLP, hereby agree and undertake to implement /provide facilities in our project indicated in the schedule attached hereto, along with supporting calculations annexed.

1. We shall not only try to comply with ECBC norms laid down for generation of energy but also try to maximize utilization of the available terrace area to the maximum extent for renewable energy generation as well as water heating.
2. We shall also try to install latest available gadgets to make optimum use of power and mitigate all power losses.
3. We shall provide DG (with automatic switching on/off) backup which shall be equal to or more than 10% of maximum demand or equal to all emergency requirements like Fire Fighting Pumps, Fire Lifts, Emergency Lighting, Water Pumps, STP, Solid Waste Treatment Plant, Water Treatment Plant Etc. whichever is higher.
4. Clear road approach of required width for transformer and DG set to facilitate maintenance of these equipment's shall be provided.

Name: Triaa Landmarks LLP through Mr. Shyamal Goel

Sign:

**Triaa Landmarks LLP**

**Authorized Signatory**



Enclosed - Detailed schedule and Annexure for backup

TRIAA LANDMARKS LLP

Office No. 401/A/ City Bay, Boat Club Road, Pune - 411001

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6. **Environmental Clearance Copy & Consent to Establish**

|   |  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
|---|--|--------------------------|------------------|-------------|------------------------|-----------------|-----|-------------|----|---|---|--------------------|---|---------------------------------|---------------------|------------------------|-------------|-------------|
| <b>ENVIRONMENTAL<br/>CLEARANCE</b>  |  <b>Government of India<br/>Ministry of Environment, Forest and Climate Change<br/>(Issued by the State Environment Impact Assessment<br/>Authority(SEIAA), Maharashtra)</b>  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
|   | To,<br>The Partner<br>TRIAA LANDMARKS LLP<br>Office No 401/A, City Bay, City Point Tower, Dhole Patil Road Pune -<br>411001  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| <b>PARIVESH</b><br><i>(Pro-Active and Responsive Facilitation by Interactive,<br/>and Virtuous Environmental Single-Window Hub)</i> | <b>Subject:</b> Grant of Environmental Clearance (EC) to the proposed Project Activity<br>under the provision of EIA Notification 2006-regarding   |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
|   | Sir/Madam,<br>This is in reference to your application for Environmental Clearance (EC)<br>in respect of project submitted to the SEIAA vide proposal number<br>SIA/MH/MIS/279311/2022 dated 23 Jun 2022. The particulars of the environmental<br>clearance granted to the project are as below<br><table border="0"><tr><td>1. EC Identification No.</td><td>EC23B038MH134853</td></tr><tr><td>2. File No.</td><td>SIA/MH/MIS/279311/2022</td></tr><tr><td>3. Project Type</td><td>New</td></tr><tr><td>4. Category</td><td>B2</td></tr><tr><td>5. Project/Activity including<br/>Schedule No.</td><td>B(a) Building and Construction projects</td></tr><tr><td>6. Name of Project</td><td>Proposed Project at Dhanori, Pune by M/s<br/>Triaa Landmarks LLP</td></tr><tr><td>7. Name of Company/Organization</td><td>TRIAA LANDMARKS LLP</td></tr><tr><td>8. Location of Project</td><td>Maharashtra</td></tr><tr><td>9. TOR Date</td><td>N/A</td></tr></table> | 1. EC Identification No. | EC23B038MH134853 | 2. File No. | SIA/MH/MIS/279311/2022 | 3. Project Type | New | 4. Category | B2 | 5. Project/Activity including<br>Schedule No. | B(a) Building and Construction projects | 6. Name of Project | Proposed Project at Dhanori, Pune by M/s<br>Triaa Landmarks LLP | 7. Name of Company/Organization | TRIAA LANDMARKS LLP | 8. Location of Project | Maharashtra | 9. TOR Date |
| 1. EC Identification No.  | EC23B038MH134853   |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 2. File No.   | SIA/MH/MIS/279311/2022   |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 3. Project Type   | New  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 4. Category   | B2   |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 5. Project/Activity including<br>Schedule No.   | B(a) Building and Construction projects  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 6. Name of Project  | Proposed Project at Dhanori, Pune by M/s<br>Triaa Landmarks LLP  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 7. Name of Company/Organization   | TRIAA LANDMARKS LLP  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 8. Location of Project  | Maharashtra  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
| 9. TOR Date   | N/A  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |
|    | The project details along with terms and conditions are appended herewith from page<br>no 2 onwards.<br><br><div style="text-align: right;">(e-signed)<br/>Pravin C. Darade , I.A.S.<br/>Member Secretary<br/>SEIAA - (Maharashtra)</div><br>Date: 21/07/2023<br><br><i>Note: A valid environmental clearance shall be one that has EC identification<br/>number &amp; E-Sign generated from PARIVESH Please quote identification<br/>number in all future correspondence.</i><br><br><i>This is a computer generated cover page.</i>  |                          |                  |             |                        |                 |     |             |    |   |   |                    |   |                                 |                     |                        |             |             |

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/279311/2022  
Environment & Climate Change  
Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s Triaa Landmarks LLP,  
Sr. No. 1/1 to 1/14, Dhanori Road,  
Siddhartha Nagar, Village - Dhanori,  
Taluka - Haveli, District - Pune.

Subject : Environmental Clearance for Proposed Project at Sr. No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Village - Dhanori, Taluka - Haveli, District - Pune by M/s Triaa Landmarks LLP

Reference : Application no. SIA/MH/MIS/279311/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 151<sup>st</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261<sup>st</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.06.2023.

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

|     |                            |  |   |
|-----|----------------------------|--|---|
| 1.  | Proposal Number            | PARIVESH NO: SIA/MH/MIS/279311/2022  |   |
| 2.  | Name of Project            | Proposed Project at Dhanori, Pune by M/s Triaa Landmarks LLP   |   |
| 3.  | Project category           | Schedule 8(a) Category B2  |   |
| 4.  | Type of Institution        | Private  |   |
| 5.  | Project Proponent          | Name   | Mr. Shyamal Patiram Goel, M/s Triaa Landmarks LLP                           |
|     |                            | Regd. Office address   | Office No. 401/A, City Bay, City Point Tower, Dhule Patil Road, Pune-411001 |
|     |                            | Contact number   | 7350015613  |
|     |                            | e-mail   | shubham.bansal@triaahousing.in  |
| 6.  | Consultant                 | ACO Name - Srushti Seva Private Limited<br>NABET - NABET/EIA/1821/SA 0107  |   |
| 7.  | Applied for                | Fresh EC   |   |
| 8.  | Details of previous EC     | NA   |   |
| 9.  | Location of the project    | Sr. No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Village - Dhanori, Taluka - Haveli, District - Pune, State - Maharashtra 411015 |   |
| 10. | Latitude and Longitude     | 18°35'51.27"N, 73°53'52.69"E   |   |
| 11. | Total Plot Area (m2)       | 11250  |   |
| 12. | Deductions (m2)            | 1203.41  |   |
| 13. | Net Plot area (m2)         | 10046.59   |   |
| 14. | Proposed FSI area (m2)     | 47471.18   |   |
| 15. | Proposed Non-FSI area (m2) | 23303.04   |   |

|     |   |                                    |            |                        |                                  |
|-----|---|------------------------------------|------------|------------------------|----------------------------------|
| 16. | Proposed TBUA (m2)  | 70774.22                           |            |                        |                                  |
| 17. | TBUA (m2) approved by Planning Authority till date  | As per IOD                         |            |                        |                                  |
| 18. | Total Project Cost (Rs.)  | 1450000000                         |            |                        |                                  |
| 19. | CER as per MoEF & CC circular dated 01/05/2018  | Act<br>ivit<br>y                   | Location   | Cost<br>(Rs.)          | Duration                         |
|     |   | Details in CER activities annexure |            |                        |                                  |
| 20. | Details of Building Configuration :<br><Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh> |                                    |            |                        | Reason for Modification / Change |
|     | Previous EC / Existing Building   | Proposed Configuration             |            |                        |                                  |
|     | Building Name   | Configuration                      | Height (m) | Building Name          | Configuration                    |
|     | -   | -                                  | -          | Wing A                 | B2 + B1 + Gr + 17 Floors         |
|     | -   | -                                  | -          | Wing B                 | B2 + B1 + Gr + 17 Floors         |
|     | -   | -                                  | -          | Wing C                 | B2 + B1 + Gr + 17 Floors         |
|     | -   | -                                  | -          | Wing D1                | B2 + B1 + G + 5 Floors           |
|     | -   | -                                  | -          | Wing D2                | B2 + B1 + G + 5 Floors           |
|     | -   | -                                  | -          | Club House             | G + 1                            |
| 21. | Total number of tenements   | 464 Nos                            |            |                        |                                  |
|     | Commercial Users  | 394 Nos                            |            |                        |                                  |
| 22. | Water Budget  | Dry Season (CMD)                   |            | Wet Season (CMD)       |                                  |
|     |   | Fresh Water                        | 223.15     | Fresh Water            | 223.15                           |
|     |   | Recycled                           | 118.88     | Recycled               | 112.28                           |
|     |   | Swimming Pool                      | 0          | Swimming Pool          | 0                                |
|     |   | Flushing                           | 112.28     | Flushing               | 112.28                           |
|     |   | Total                              | 342.03     | Total                  | 335.43                           |
|     |   | Waste water generation             | 301.89     | Waste water generation | 301.89                           |
| 23. | Water Storage Capacity for Firefighting / UGT   | As per NOC                         |            |                        |                                  |
| 24. | Source of   | PMC                                |            |                        |                                  |



|     |  |   |  |
|-----|--|---|--|
|     | water  |   |  |
| 25. | Rainwater Harvesting (RWH)                       | Level of the Ground water table   | 15-20m   |
|     |  | Size and no of RWH tank(s) and Quantity   | N.A.   |
|     |  | Quantity and size of recharge pits  | Quantity: 8 Nos & Size: 2mX2mX2m                     |
|     |  | Details of UGT tanks if any   | Domestic 510<br>Flushing 97<br>Fire As per NOC       |
| 26. | Sewage and Waste water                           | Sewage generation in CMD  | 301.89   |
|     |  | STP technology  | MBBR   |
|     |  | Capacity of STP (CMD)   | 305  |
| 27. | Solid Waste Management during Construction Phase | Type  | Quantity (kg/d) Treatment / disposal                 |
|     |  | Dry waste   | 3 Through authorized agency                          |
|     |  | Wet waste   | 2 Through authorized agency                          |
|     |  | Construction waste  | 5 Through authorized agency                          |
| 28. | Solid Waste Management during Operation Phase    | Type  | Quantity (kg/d) Treatment / disposal                 |
|     |  | Dry waste   | 503 Handed over to Authorized Agency                 |
|     |  | Wet waste   | 716 In-situ Composting                               |
|     |  | Hazardous waste   | Negligible Negligible                                |
|     |  | Biomedical waste  | N.A. N.A.  |
|     |  | E-Waste   | 4.25 Handed over to Authorized Dismantler / Recycler |
|     |  | STP Sludge (dry)  | 27 In-situ Composting                                |
| 29. | Green Belt Development                           | Total RG area (m2)  | 1004.66  |
|     |  | Number of trees required by rule  | 126  |
|     |  | Existing No of Trees  | 72   |
| 30. | Power requirement                                | Source of power supply  | MSDCL  |
|     |  | During Construction Phase (Demand Load)   | 75 kW  |
|     |  | During Operation phase (Connected load)   | 3132 kW  |
|     |  | During Operation phase (Demand load)  | 1538 kW  |
|     |  | Transformer   | 630 kVA X 3 Nos                                      |
|     |  | DG set  | 320 kVA X 1 Nos                                      |
|     |  | Fuel used   | Diesel   |
| 31. | Details of Energy saving                         | Measures to reduce energy consumption:<br>Ø Generally we have proposed high efficiency transformer, motors etc. to reduce losses.<br>Ø Electronic Ballasts and Energy efficient lamp source either triposphere or LED are proposed for common area & general lighting with automatic time-based |  |

|     |  |   |   |                             |                       |                      |
|-----|--|---|---|-----------------------------|-----------------------|----------------------|
|     |  | control to save power by switching ON & OFF the lights at appropriate time. The estimated saving in common lighting consumption is up to 20 % due to adopting above measures. |   |                             |                       |                      |
| 32. | Environmental Management plan budget during Construction phase                     | No.   | Details   |                             | Cost                  |                      |
|     |  | 1   | Water for Construction, Labour & Dust Suppression |                             | Rs. 4 Lacs            |                      |
|     |  | 2   | Site Sanitation & Health & Safety PPE Kits        |                             | Rs. 3 Lacs            |                      |
|     |  | 3   | Environmental Monitoring                          |                             | Rs. 4 Lacs            |                      |
|     |  | 4   | Disinfection & Health & Safety                    |                             | Rs. 3 Lacs            |                      |
|     |  | 5   | Health Check up                                   |                             | Rs. 3 Lacs            |                      |
| 33. | Environmental Management plan Budget during Operation phase                        | Component   |   | Details                     | Capital (Rs. In Lacs) | O&M (Rs. In Lacs/Yr) |
|     |  | Sewage treatment  |   | Waste Water Management      | 17                    | 11.96                |
|     |  | RWH   |   | RWH Pits                    | 6                     | 1.2                  |
|     |  | Solid Waste   |   | Organic Waste Composting    | 12                    | 3.5                  |
|     |  | Green belt development  |   | Tree Plantation             | 28.59                 | 8.57                 |
|     |  | Energy saving   |   | Energy Conservation         | 63.8                  | 2.38                 |
|     |  | Environmental Monitoring  |   | Pollution Control           | 0                     | 6                    |
|     |  | Disaster Management   |   | Fire & LA                   | 168.87                | 8.44                 |
|     |  | PPE Kits Health & Safety  |   | Biomedical Waste Management | 0                     | 1                    |
| 34. | Traffic Management   | Type  | Required as per DCR                               | Actual Provided             | Parking Area (m2)     |                      |
|     |  | 4-Wheeler   | 378   | 378                         | 15814.75              |                      |
|     |  | 2-Wheeler   | 1414  | 1414                        |                       |                      |
|     |  | Bicycles  | 0   | 0                           |                       |                      |
| 35. | Details of Court cases / litigation w.r.t. the project and project location if any | NA  |   |                             |                       |                      |

3. The proposal has been considered by SEIAA in its 261<sup>st</sup> (Day-3) meeting held on 14.06.2023 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 fire NoC.
2. PP to provide minimum 30% of total parking arrangement with electric charging

facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.

3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 1004.66.m2 on ground. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI –47471.18 m2, Non FSI- 23252.71 m2, Total BUA- 70,723.89 m2. (Plan approval No. Zone-1/1176, dated- 31.05.2023) (FSI restricted as per appraisal and non FSI as per approval)

**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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

**Signature Not Verified**

Digitally signed by Srin Pravin C.  
Darade, I.A.S.  
Member Secretary  
Date: 7/21/2023 9:37:07 PM

EC Identification No. - EC23B038MH134853 File No. - SIA/MH/MIS/279311/2022 Date of issue EC - 21/07/2023 Page 11 of 11



## Consent To Establish

| MAHARASHTRA POLLUTION CONTROL BOARD   |                    |  |   |  |
|---|--------------------|--|---|--|
| Tel: 24010706/24010437<br>Fax: 24023516<br>Website: <a href="http://mpcb.gov.in">http://mpcb.gov.in</a><br>Email: <a href="mailto:cac-cell@mpcb.gov.in">cac-cell@mpcb.gov.in</a>  |                    |   | Kalpataru Point, 2nd and<br>4th floor, Opp. Cine Planet<br>Cinema, Near Sion Circle,<br>Sion (E), Mumbai-400022 |  |
| Infrastructure/RED/M.S.I<br>No:- Format1.0/CC/UAN No.0000155024/CE/2311000444   |                    | Date: 06/11/2023   |   |  |
| To,<br>Triaa Landmarks LLP,<br>Sr. No. 1/1 to 1/14, Dhanori,<br>Tal Haveli, Dist Pune   |                    |   |   |  |
| <b>Sub: Consent to Establish for Residential &amp; Commercial construction project under Red Category</b>   |                    |  |   |  |
| <b>Ref:</b> Minutes of 15th Consent Committee Meeting of 2023-24 held on 21.09.2023   |                    |  |   |  |
| Your application NO. MPCB-CONSENT-0000155024  |                    |  |   |  |
| 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:  |                    |  |   |  |
| <ol style="list-style-type: none"><li>1. The Consent to establish is granted for period up to Commissioning of the project or 5 Yrs whichever is earlier.</li><li>2. The capital investment of the project is Rs.145 Cr. (As per undertaking submitted by pp).</li><li>3. The Consent to Establish is valid for construction project named as Proposed Construction Project by Triaa Landmarks LLP, Sr. No. 1/1 to 1/14, Dhanori, Tal Haveli, Dist Pune on Total Plot Area of 11250 SqMtrs for total construction BUA of 70875 SqMtrs including utilities and services.</li><li>4. Conditions under Water (P&amp;CP), 1974 Act for discharge of effluent:</li></ol> |                    |  |   |  |
| <b>Sr No</b>  | <b>Description</b> | <b>Permitted (in CMD)</b>  | <b>Standards to</b>   | <b>Disposal</b>  |
| 1.  | Trade effluent     | Nil  | NA  | NA   |
| 2.  | Domestic effluent  | 301.89   | 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 |

Proposed Construction Project by /CE/UAN No.MPCB-CONSENT-0000155024/indus-Id.200487 (06-11-2023 03:02:33 pm) /QMS.P06\_F01/00

Page 1 of 8

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-320 kVA                | 01              | As per Schedule -II      |

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

| Sr No | Type Of Waste | Quantity & UoM | Treatment   | Disposal      |
|-------|---------------|----------------|---|---------------|
| 1     | Wet waste     | 716 Kg/Day     | Organic waste Converter with composting facility / Biogas digester with composting facility | As Manure     |
| 2     | Dry waste     | 503 Kg/Day     | Segregation   | To Local Body |
| 3     | STP Sludge    | 27 Kg/Day      | Dewatering  | 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 | 100          | Ltr/A Reprocessing | To Authorized Reprocesser |

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
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.
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
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.
15. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E.



*Chinaz*

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Signed by: **Dr. Avinash Dhukne**  
Member Secretary  
For and on behalf of  
**Maharashtra Pollution Control Board**  
muhmpcb.gov.in  
2023-11-06 15:03:02 IST

**Received Consent fee of -**

| Sr.No | Amount(Rs.) | Transaction/DR.No. | Date       | Transaction Type |
|-------|-------------|--------------------|------------|------------------|
| 1     | 290000.00   | MPCB-DR-19447      | 08/06/2023 | RTGS             |

**Copy to:**

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



**SCHEDULE-I**

**Terms & conditions for compliance of Water Pollution Control:**

- 1) A) As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **305 CMD for treatment of domestic effluent of 301.89 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     | NH <sub>4</sub> 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   | 342.03                           |
| 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-320 kVA | Acoustic Enclosure           | 3.50                 | Diesel 50 Ltr/Hr | 1                     | SO <sub>2</sub> | 24 Kg/Day |

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

|                         |               |                        |
|-------------------------|---------------|------------------------|
| Total Particular matter | Not to exceed | 150 mg/Nm <sup>3</sup> |
|-------------------------|---------------|------------------------|

- 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.
- 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       | C to E               | Rs 10 Lakhs       | 15 Days           | Compliance of Consent conditions | upto Commissioning of the Project | upto 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

|          |  |
|----------|--|
| <b>A</b> | During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.   |
| <b>B</b> | During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.   |
| <b>C</b> | 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.

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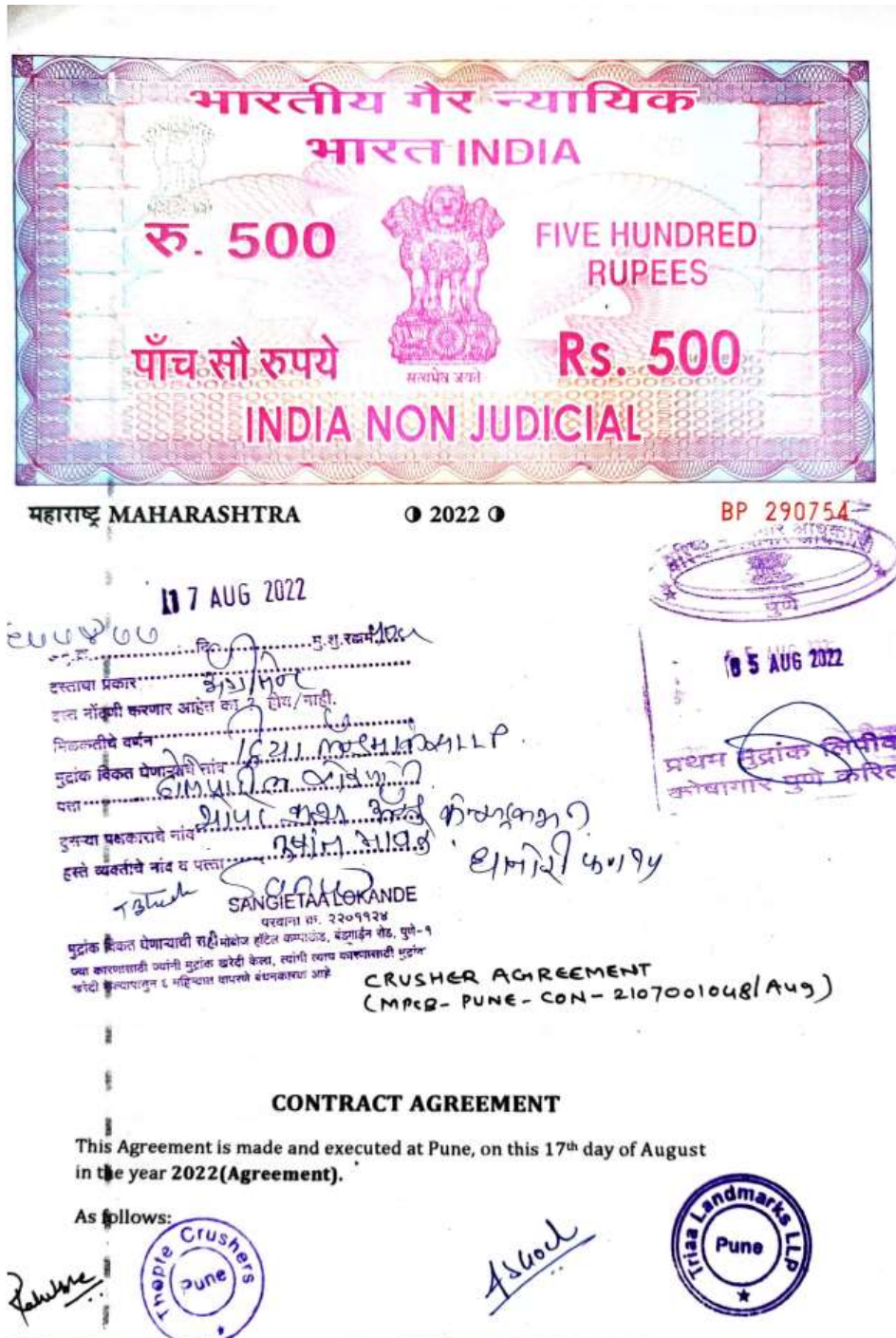
This certificate is digitally & electronically signed.

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### Undertaking for Debris management



**M/s. Triaa Landmarks LLP**

**Office at :** Office No. 401/A, City Bay, City Point

Towers, Boat Club Road, Pune-411001.

**PAN No.: AASFT5891J**

Through its authorized Partner

**Mr. Shyam Lal Patiram Goel**

Age About: 57 years, Occ: Business

..... Hereinafter referred to as the **Promoter/Developer**

(Which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include present partners, survivor or survivors of them their heirs, executors and administrator)

**.....PART OF THE ONE PART**

**M/s. Thopte Crushers & Constructions**

**Office at:** Gat No 351, At Pimpri Khurd, Post Nira,

**Tal-** Purandar, Dis- Pune

**PAN No.** .....

Through Proprietor

**Mr. Rahul Thopte**

Age About: 46 years, Occ: **Proprietor**

..... Hereinafter referred to as the **Contractor**

(Which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include present partners, survivor or survivors of them their heirs, executors and administrator)

**.....PART OF THE SECOND PART**

**SCHEDULE - I**

**(DESCRIPTION OF THE LAND)**

All that piece and parcel of the property bearing S. No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Village- Dhanori, Tal- Haveli, Dist- Pune State- Maharashtra, Admeasuring as per 7/12/ Property Card, 01 Hector 12.50 Are (Including Pot kharaba) thus, aggregating "01 Hector 12.50 Are, Situated at village : Dhanori , Tal : Haveli, Dist: Pune, within the jurisdiction of Pune Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli and which is bounded as follows:

**ON OR TOWARDS**

|              |          |                                  |
|--------------|----------|----------------------------------|
| <b>East</b>  | <b>:</b> | <b>Maharwada</b>                 |
| <b>South</b> | <b>:</b> | <b>Remaining part of Sr No 1</b> |
| <b>West</b>  | <b>:</b> | <b>Gaonthan</b>                  |
| <b>North</b> | <b>:</b> | <b>Survey No. 2</b>              |

The agreement that hard strain of all buildings approximately the 43000 cum quantity of the rock may get generated from our project site and will be handed over to **M/s. Thopte Crushers & Constructions**. **M/s. Thopte Crushers & Constructions** is a registered firm and having a registration number **R0-PUNE/CONSENT/2107001048** and the registered address is - Gat No 351, At Pimpri Khurd, Post Nira, **Tal-** Purandar, Dis- Pune. The same can be converted into aggregates and crush and will be used for our project accordingly



*Rahul*



In consideration of the due stipulation execution and completion of the said works. The owner does here by agree the contractor that the owner will pay to the contractor the particular amounts for the work actually done by him and approved by owner at the schedule or rates and such other sum payable to the contractor under provision of contracts. Such payment to be made at such time in such manners provided for in the contract.

In consideration of the due stipulation and completion of the said work the developer does hereby agree with the **M/s. Thopte Crushers & Constructions** that the developer will pay to **M/s. Thopte Crushers & Constructions** the particular amount as per the quotation of the **M/s. Thopte Crushers & Constructions** for the work actually done by him and approved by the developer as per the environmental authority's guidelines.

The **M/s. Thopte Crushers & Constructions** shall be allow to enter upon the site for execution of the work only as a licensee simplicity and shall not have any claim, rights, title or interest in the site or the structures erect thereon and the developer shall be entitle to terminate such licensee anytime.

Whereas the materials including sand, stone, loose earth, gravels rock etc. Dug up or excavate from the said site shall, unless otherwise specifically agreed under this contract, exclusively belong to the developer and **M/s. Thopte Crushers & Constructions** shall have no right to claim over the same and such excavation and materials it should be disposed of on account of the developer according to the Environmental Guidelines.

IN THE WITNESS WHEREOF THE PARTIES HERE TO HAVE SET THEIR RESPECTIVE HANDS ON THESE PRESENTS ON THE YEAR, DAY AND DATE FIRST ABOVE WRITTEN.



**Triaa Landmarks LLP**

*Shyama*  
Authorized Signatory

**M/s. Triaa Landmarks LLP**  
Through **Mr. Shyamlal Goel**  
(Promoter/Developer)  
**PART OF THE ONE PART**


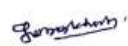






M/s.Thopte Crushers &  
Constructions Through  
Mr. Rahul Thopte (Contractor)  
PART OF THE SECOND PART  
MUG Pem. No. 210700104B/CR-P.

**WITNESS:**

1. Sign:   
Name: Jyotsna Chavhan  
:Add: Karmis, Pune
2. Sign:   
Name: Gaurav Masakham  
:Add: Dattwadi, Pune



## SWaCH NOC



Date: 27<sup>th</sup> June 2022

To,  
**Triaa Landmarks LLP**  
Office no. 401/A, 4th Floor, City bay, City Point, Boat Club road, Bund garden, Pune- 411001

Subj: Facilitating Solid Waste Management at your Commercial/Residential **Triaa Landmarks LLP** situated at Sr No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Dhanori, Pune- 411015

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: **503Kg/Day, E Waste—130Kg/Month**) from your registered project **Triaa Landmarks LLP** situated at Sr No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Dhanori, Pune- 411015 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: 716Kg/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

27<sup>th</sup> June 2022

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.  
3<sup>rd</sup> 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





**AND**

**SWaCH Pune Seva Sahakari Sanstha Maryadit**, an autonomous fully owned cooperative of waste pickers in Pune which has its administrative office at 3rd Floor, Old Tilak Road Ward Office, Above SBI (Tilak Road Branch), Pune 411042 (herein after referred to as the "**Party No. 2**"), **Party No.2**

WHEREAS, the Developer/Party No.1 is developing/has developed a project under name and style of "**Triax Landmarks LLP**" situated at Sr. No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Village - Dhanori, Taluka - Haveli, District - Pune, State - Maharashtra 411015, (herein after referred to as the "**said Site**"),

AND WHEREAS, the Developer requires professional services of a suitable agency to collect, recycle, and/or dispose of all the non-bio-degradable wastes, ("the said Wastes") resulting from the said Site on timely basis;

AND WHEREAS, Party No. 2 has assured the Developer that it can ensure the provision of such services through waste-picker members of the cooperative in accordance with local, state and central regulations;

AND WHEREAS relying on the assurances and representations made by Party No. 2, the Developer has requested the Party No. 2 to facilitate the collection, treating, disposing etc. of the dry and non-recyclable waste through its members for a period of 12 months from the date of execution hereof, which is accepted by the Party No. 2 subject to the terms and conditions mentioned hereinafter.

**NOW THIS AGREEMENT WITNESSETH HEREAFTER**

1. The Party No. 2 hereby agrees to ensure the collection through waste-pickers of non-bio-degradable waste (Quantity 503 Kg/Day, E waste 130 Kg/Month) resulting from the said Site, for a period of 12 (twelve) months from the date of execution hereof, for such user-fees which shall be mutually agreed upon at time of commencement of service with waste-pickers. We ensure collection of E-waste from the site at a cost mutually decided.
2. This agreement may be renewed for a subsequent term of 12 months or more by mutual consent in writing based on such consideration as may be agreed at the time of renewal. The parties may amend this agreement in writing.
3. In consideration of receiving services of waste-collection and waste-management, the Developer agrees to pay such user fees to waste-pickers as maybe finalized with them at time of commencement of services directly or through such facilitation mechanisms as may be mutually agreed. The Developer shall ensure the timely payment of user fees to waste-pickers and /or shall ensure that the person/ entity in charge of administration of the site shall make such timely payments in case of transfer of administration / ownership to a CHS, Apartment Condominium etc. The Developer may be substituted as party to this Agreement by such person/entity on mutual consent in writing upon transfer of rights / administration of the Site.
4. Notices: Any notice required or permitted to be given under this Agreement shall be in writing, shall be deemed duly given if delivered in person or if sent by registered Post, return receipt requested, on the address stated hereinabove.
5. It is agreed by and between the Parties that either party shall be entitled to terminate this agreement by giving 30 days written notice to the other party. However, the services received from waste-pickers, before the cancellation of this contract, shall be settled in monetary terms with them forthwith.
6. All disputes shall be referred to sole arbitration of the chief executive officer or director of the Party No. 2. Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996. Arbitration shall take place in Pune, Maharashtra, India in English.
7. This agreement is subject to Indian Laws and any dispute arising out of the same shall be referred to the courts of appropriate jurisdiction within the city limits of Pune (Maharashtra, India) only.

**IN WITNESS WHEREOF**, the parties have signed this Agreement on the day and year first above written.

M/s. Triax Landmarks LLP

Through Mr. Shyamal Patram Goel

(Developer)



**Triax Landmarks LLP**  
Authorized Signatory

*Shankata Kerkate*

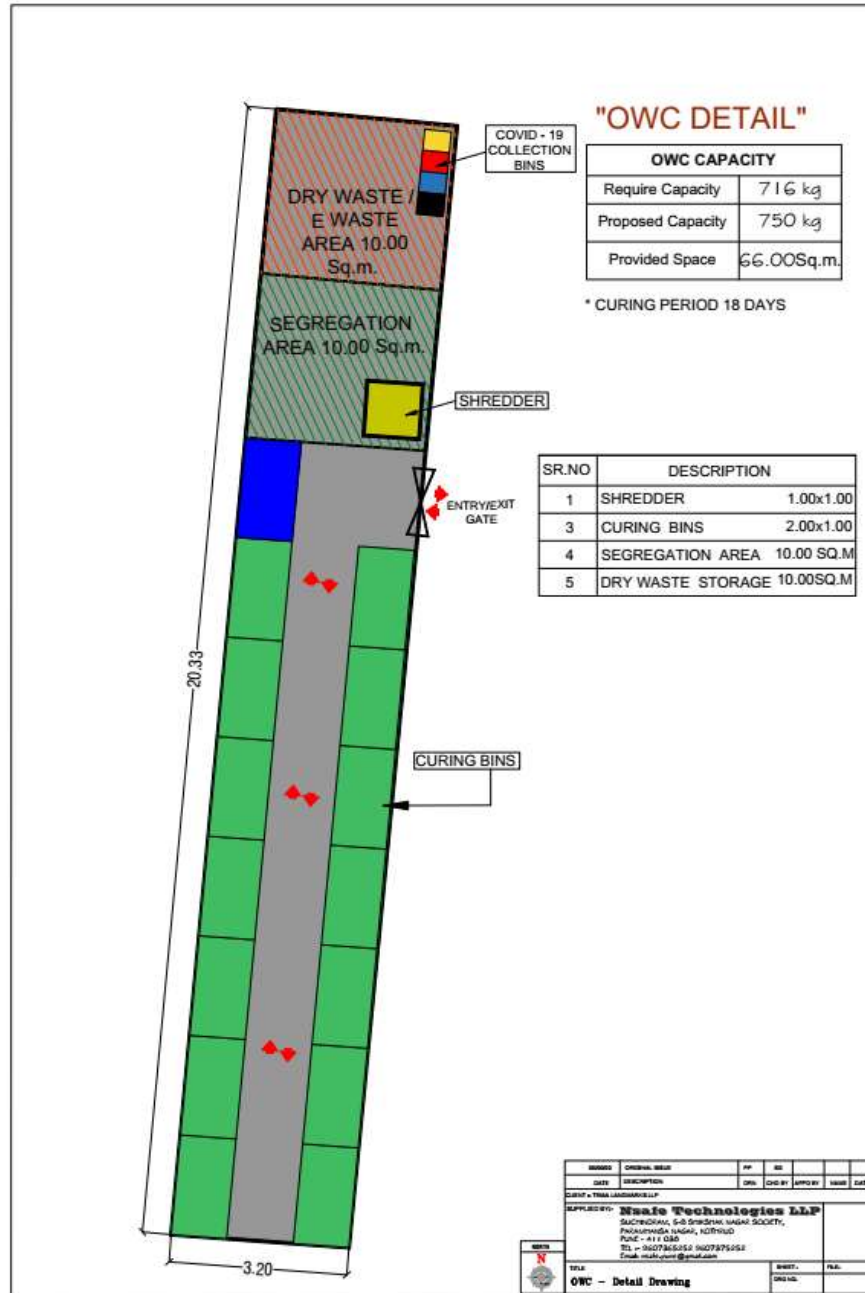
SWaCH Cooperative,  
*Shankata Kerkate*  
Through \_\_\_\_\_



(Party No. 2)

8.

## Provision of OWC Facilities





9. **Water & Sanitary Provision for workers**



**Labour Colony**





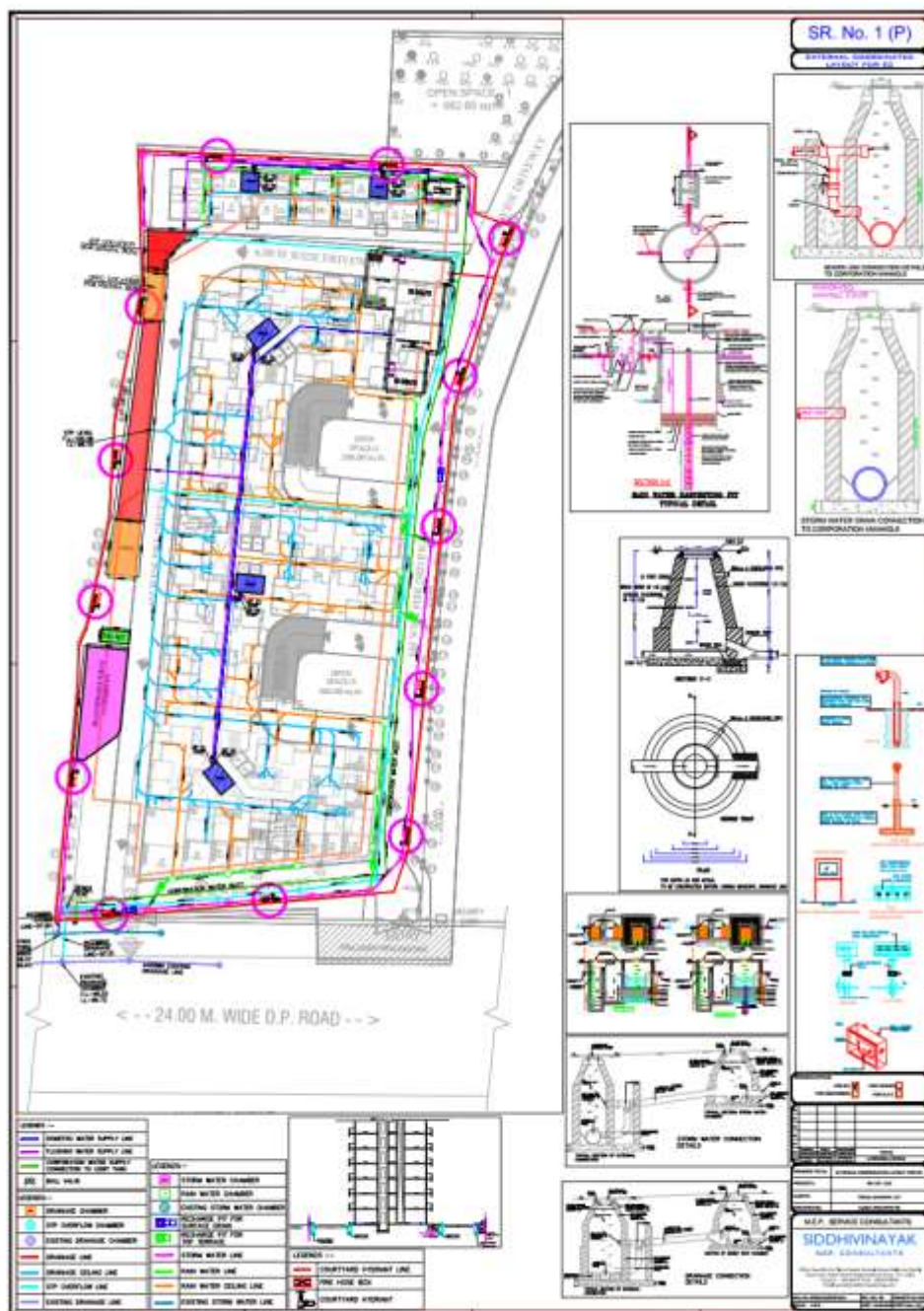
**Use of RMC**



**Safety measures for workers**



10. **Coordinated layout**



|     |                     |
|-----|---------------------|
| 11. | <b>Drainage NOC</b> |
|-----|---------------------|

## Drainage NOC





भा.अधिकांक अधिवंता मलनिसारण विभाग शॉची संदर्भ क्र.३ अन्वये खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतीम परावरण ना हरकत दाखला (प्रविवनल NOC) देणेत हरकत नाही.

- १) विषयांकित मिल्कती मधील इमारतीतील बेसमेंट चे कनेक्शन व एस.टी.पी चे कनेक्शन पुणे महानगरपालिकेच्या ड्रेनेज लाईन वास जोडू नये.
- २) एकुल बांधकाम क्षेत्र (FSI+NON FSI) ७०७७४.२२ चौ.मी पर्यंत मर्यादीत ठेवावे तथापी अर्जदाराने सारर केलेल्या संकल्पनात्मक नकाशात कोणताही फेरबदल केल्यास अर्जदाराने सुधारीत अर्ज सादर करणे बंधनकारक राहिल.
- ३) नैसर्गिक निचरा व्यवस्थेमध्ये बदल करता येणार नाही, व पानयळ जागेत कोणतेही बांधकाम करता येणार नाही.
- ४) पाणी कावैलम उपकरणांचा वापर करणे आवश्यक राहिल किमान एक रिचार्ज प्रति ५००० चौ.मी बांधकाम क्षेत्रासाठी नियोजित करणे आवश्यक राहिल. व पावसाच्या पाण्याचा रिचार्ज उथळ सक्षिद्र पर्यंतच मर्यादित ठेवावे लागेल पाणी रिचार्ज करणे शक्य नसल्यास पावसाच्या पाण्याची साठवण टाकी करावी लागेल तसेच भुजल उपसाकरीता सक्षम अधिकाऱ्याकडून परवानगी घ्यावी लागेल.
- ५) आला व सुख्या कचऱ्या करिता सार जागेत स्वतंत्र कंटेनर चौ सोब करून सुखा कचरा अधिकृत विक्रेत्याला द्यावा लागेल. विपटन होणाऱ्या आला कचऱ्यासाठी गाडूळ खत प्रकल्प अर्जदार/विकसक/जमिन मालक यांनी स्वखर्चाने करावयाचा आहे.
- ६) Solid Waste (Management) rules 2016 e-waste (Management) rules 2016 & Plastic waste (Management) rules 2016 च्या तरतुदे पालन करावे लागेल.
- ७) सार्वजनिक स्वच्छता व आरोग्य उपविधी २०१७ मधील सर्व अटी विकसकावर बंधनकारक राहतील.
- ८) पर्यावरण विभाग व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड बांधकडील एस.टी.पी बाबत कन्सेंट ट ऑपरेट लेटर ३. प्राप्त करण्याची जबाबदारी इतर सर्व अटी विकसकावर बंधनकारक राहतील.
- ९) निवासी वापराकरीता ३०५.०० के.एल.टी प्रति दिन क्षमतेचा रहिवासी सांडपाणी प्रक्रिया यंत्रणा (Sewage Treatment Plant) बसवावा लागेल व सांडपाणी यंत्रणेमधून निघणाऱ्या गाळाची विल्हेवाट Central Public Health And Environmental Engineering Organisation (C.P.H.B.E.O.) च्या नियमावली प्रमाणे करावी लागेल.
- १०) प्रक्रिया केलेल्या सांडपाण्याचा वापर फ्लशिंग आणि लॅन्डस्केपिंग साठी करावा लागेल तसेच अतिरिक्त सांडपाण्याची विल्हेवाट सेंट्रल पोल्युशन कंट्रोल बोर्ड (C.P.C.B) नियमावली प्रमाणे करावी लागेल.
- ११) Energy Conservation Building code (E.C.B.C.) च्या तरतुदीचे पालन करावे लागेल व सामान्य क्षेत्रांमध्ये L.E.D दिवे लावावे लागतील.
- १२) सार उर्जेवर पाणी तापविण्यासाठी चौ यंत्रणा अर्जदार/विकसक/जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
- १३) बांधकामातील वेस्टेजची व्यवस्था व विल्हेवाट लावण्यासाठी Construction and demolition Waste rules 2016 चे पालन करावे लागेल व जमीनीवरील मातीचा जास्तीत जास्त पुर्नवापर करावा लागेल.
- १४) पर्यावरण अनुकूल असलेले बांधकाम साहित्य वापरावे लागेल.
- १५) D.G Set चा exhaust pipe C.P.C.B च्या नियमावलीनुसार करावा लागेल.
- १६) विषयांकित मिल्कतीच्या जमिनीच्या क्षेत्रफळानुसार पुणे महानगरपालिकेच्या मान्य धोरणानुसार आवश्यक झाडे/वृक्ष लागवड करणे व त्याची जोपसना करणे अर्जदार/विकसक/जमिनमालक यांचेवर ते बंधनकार राहिल.
- १७) बांधकाम कामगारांकरीता मिण्याचे पाणी व स्वच्छता विषयक सुविधा देणे बंधनकारक राहिल.
- १८) पर्यावरणाच्या नियमावलीचे उल्लंघन केल्यास Environment (Protection) Act 1986 च्या कलमान्वये अर्जदार यांचेवर कायदेशीर कारवाई केली जाईल.
- १९) विषयांकित मिल्कती मधील नियोजित इमारतीचे बांधकाम मंजूर नकाशा नुसार पुर्ण झाले नंतर संबधित क्षेत्रीय कार्यालयकडे एस.टी.पी चा नाहारकत प्रमाणपत्रा करिता प्रस्ताव दाखल केल्यानंतर भविष्यात म.न.पा.चे तात्काळीन धोरणानुसार व नियमानुसार योग्य ती पुर्तता केल्यानंतर एस.टी.पी साठी ऑटिड

नाहरकत दाखला मिळणेकामी स्वतंत्र पुणे संबंधित होत्रिय कार्यालयाकडे मंडूरी घेणे विकासकावर  
संपनकारक राहिल.

२०) अर्जदार बांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे हि चुकीची/दिरामुल करणारी  
आवळल्यास प्रस्तुतची इन्वायरोमेंटल क्लियरन्सकरीता दिलेला प्रोव्हिजनल दाखला रद्द करण्यात येईल.

हरी पुणे,पेठ घानोरी स.नं. पुणे,पेठ घानोरी स.नं.१/१ (पार्ट),१/२ ते १/१४(पार्ट) वा मिळकती मधील  
नियोजित बांधकामासाठी वरील क्र.१ ते २० या अटीवर इन्वायरोमेंटल क्लियरन्सकरीता ड्रेनेज विभागाकडून  
प्रोव्हिजनल दाखला संबंधित विकासकास देणे करिता मा.अधिक्षक अभियंता, मलनि:सारण विभाग बांची  
ठ.क्र.मलनि/EC/२१०/२०२२ दि.१४/०७/२०२२ अन्वये मान्यता मिळालेली असून त्यानुसार सदरचा दाखला  
प्रापणास देण्यात येत आहे.

शाखा अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

उप अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

कार्यकारी अभियंता

मलनि:सारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

## Water NOC



कार्यकारी अभियंता कार्यालय  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका  
जावक क्र ५७८  
दिनांक २०/०७/२०२२

### PROVISIONAL WATER CERTIFICATE

प्रती,  
ट्रिवा लॅण्डमार्क तर्फे भागीदार  
श्री. श्यामलाल पातीराम गोयल  
ऑफीस नं ४०१/अ, सिटी वे, सिटी पॉईंट टॉवर,  
बोट क्लब रोड,  
संगमवाडी, पुणे ४११००१

विषय :- ट्रिवा लॅण्डमार्क तर्फे भागीदार श्री. श्यामलाल पातीराम गोयल यांनी

गट.नं.१/१ ते १/१४, धानोरी, पुणे येथील होणाऱ्या प्रकल्पासाठी पर्यावरण नाहरकत प्रमाण  
पत्रासाठी पाणी पुरवठा विभागाचे अभिप्राय बाबत.

संदर्भ :- बंडगार्डन पाणी पुरवठा, आवक. क्र.७४५ दिनांक ०८/०७/२०२२.

संदर्भाकित पत्रान्वये विषयांकीत नियोजित प्रकल्पास पर्यावरण नाहरकत पत्र मिळणेसाठी पाणी पुरवठा विभागाचा ना-  
हरकत दाखल्याची मागणी आपण केली आहे. सदर प्रकल्पासाठी २१८.६५ के.एल.डी. इतक्या पाण्याची गरज असल्याचे संदर्भाकित  
पत्रात नमूद केले आहे. त्या अनुषंगाने खालील १ ते १४ अटींचे आधीन राहून पाणी पुरवठा विभागाचा ना-हरकत दाखला देत  
आहोत.

- विषयांकीत मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणी पुरवठा  
करणे करिता नळजोड प्रस्ताव सादर करणार.
- विकसकाने स्वखर्चाने मनपाचे सुचनेनुसार जलवाहिनी विकसित करणार.
- एस.टी.पी बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील देणार.
- जागेवर बांधकाम चालू करणेपूर्वी मिळकतीमधील मनपाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार.
- इमारतीचे पिण्याचे पाणी, वापराचे पाणी व प्लमिंगचे पाणी इ.कारणासाठी प्रत्येक प्रकल्पातील सदनिका/ऑफीसेस साठी  
स्वतंत्र व्यवस्था करणार.
- सदर प्रकल्पाकरीता पाण्याचे उपलब्धेनुसार होणारा पाणी पुरवठा बगळता जादा पाण्याची व्यवस्था विकसक स्वतःकरावी  
लागेल.
- अंतर्गत वापरण्यात येणा-या फिटींग्ज डिस्चार्ज ५ लिटर प्रति मिनिटापेक्षा कमी ठेवणार.
- सर्व कामे सक्षम कन्सलटंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार.
- व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार.
- तत्कालीन पाण्याच्या परिस्थितीनुसार मनपा कडील नियमानुसार व घोरणानुसार या पुढील कार्यवाही तत्कालीन  
वेळी निश्चित करण्यात येईल.
- भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका/ऑफीसेसच्या प्रमाणात त्यावेळच्या प्राप्त घोरणानुसार  
पाणी पुरवठा उपलब्ध केला जाईल.
- ले आऊट मनपा मान्य झाल्यानंतर सी.सी. वी एक प्रत व ले आऊटची एक प्रत खात्यास सादर करावी लागेल.
- प्रस्तुत प्रकरणी सदर परिसरात आजमितीस मनपाची पाण्याची लाईन अस्तित्वात नाही व मनपा मार्फत काही भागात अत्यल्प  
स्वरूपात पाणी पुरवठा करण्यात येत आहे. तसेच सदर परिसरात जलवाहिनी विकसनाची कामे झालेनंतर व मनपा मार्फत  
पाणी पुरवठा करण्याचे नियोजन त्यावेळच्या परिस्थितीनुसार करणेत येईल.
- सदर प्रकरणी अणु-या पाणी पुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेल्या हमीपत्रास  
(श्री. ए.रशिद डी सय्यद, यांचे नोटरी रजिस्टर क्र A999/2022 दिनांक २५/०६/२०२२) अधीन राहणार आहे  
कळावे.

कनिष्ठ अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

उप असियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

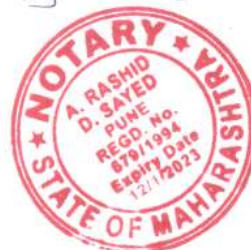
कार्यकारी अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका



### Declaration for Ground water



प्रथम मुद्रांक लिपीक  
कोषागार पूर्ण करिता.



We M/s. Triaa Landmarks LLP, are owners and possessing the land area at Sr. No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Village - Dhanori, Taluka - Haveli, District - Pune, State - Maharashtra 411015 where we have proposed Residential & Commercial project.

We hereby declare as under –



1. That we are appearing for EC for the above said project.  
We have not extracted water from bore well for the construction of the Proposed Project.  
We hereby assure that no bore well water shall be used unless permission from Central Ground Water Authority is obtained.

This affidavit is made on 24<sup>th</sup> Day of June 2022 at Pune.

**Triaa Landmarks LLP**

*[Signature]*  
Authorized Signatory

M/s. Triaa Landmarks LLP  
Through Mr. Shyamlal Goel



ATTESTED BY

*[Signature]*  
A. Rashid D. Sayed  
Notary, State of Maharashtra  
PUNE

24 JUN 2022



Noted & Registered  
At Sr. No. 635724

## 13. Soil quality monitoring report



**EUROFINE ENVIRO  
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,  
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.  
eurofinelab@gmail.com 9922474646 / 9637345858

| TEST CERTIFICATE   |                          |            |                        |  |
|--|--------------------------|------------|------------------------|--|
| Report No: EFEL/PRO/2024/03/581  |                          |            | Date of Report         | 27/03/2024                                   |
| Client Name and Address:<br>M/s. Triaa Landmarks LLP<br>Project: Proposed Residential and commercial Construction project at S. No. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Haveli, Pune |                          |            | Date of Sampling       | 20/03/2024                                   |
|  |                          |            | Start Date of Analysis | 21/03/2024                                   |
|  |                          |            | End Date of Analysis   | 27/03/2024                                   |
|  |                          |            | Sample Details         | Soil   |
| Sample Collected By  |                          |            | Nature of sample       | Solid  |
|  |                          |            | Lab Representative     |  |
| SOIL ANALYSIS REPORT   |                          |            |                        |  |
| Sr. No.  | Parameter                | Unit(s)    | SQ                     | Standard as per Ministry of Agriculture 2011 |
| 1  | Colour                   | --         | Brown                  | Not Specified                                |
| 2  | Texture                  | --         | Sandy Loam             | Not Specified                                |
| 3  | Bulk Density             | %          | 0.598                  | Not Specified                                |
| 4  | Moisture Content         | %          | 21.87                  | Not Specified                                |
| 5  | Water Holding Capacity   | %          | 41.4                   | Not Specified                                |
| 6  | Porosity                 | %          | 42.3                   | Not Specified                                |
| 7  | pH (1: Aq. Extraction)   | --         | 7.9                    | < 8.5  |
| 8  | EC (1: Aq. Extraction)   | ms/cm      | 0.417                  | 0.15 – 0.65                                  |
| 9  | Cation Exchange Capacity | meq/100 gm | 30.02                  | Not Specified                                |
| 10   | Exchangeable Calcium     | meq/100 gm | 21.5                   | < 400.00                                     |
| 11   | Exchangeable Magnesium   | meq/100 gm | 47.8                   | < 240.00                                     |
| 12   | Exchangeable Potassium   | meq/100 gm | 19.2                   | Not Specified                                |
| 13   | Exchangeable Sodium      | meq/100 gm | 89.2                   | Not Specified                                |
| 14   | Available Phosphorus (P) | kg/ha      | 32.74                  | 10- 24.60                                    |
| 15   | Available Potassium      | kg/ha      | 300                    | Not Specified                                |
| 16   | Available Nitrogen       | kg/ha      | 310                    | 280 - 560                                    |
| 17   | Organic Carbon           | %          | 0.453                  | 0.81-1.00                                    |
| 18   | Organic Matter           | %          | 0.69                   | 0.5 – 0.75                                   |
| 19   | Metals                   |            |                        |  |
| a  | Total Iron (Fe)          | mg/kg      | 45.62                  | Not Specified                                |
| b  | Manganese (Mn)           | mg/kg      | 30.42                  | Not Specified                                |
| c  | Zinc (Zn)                | mg/kg      | BDL                    | 16   |
| d  | Total Chromium (Cr)      | mg/kg      | BDL                    | 3.8  |
| e  | Lead (Pb)                | mg/kg      | BDL                    | Not Specified                                |
| f  | Nickel (Ni)              | mg/kg      | BDL                    | 2.6  |
| l  | Cadmium (Cd)             | mg/kg      | BDL                    | 0.76   |
| J  | Copper (Cu)              | mg/kg      | 1.94                   | 3.5  |



Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

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

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

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

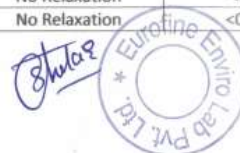
## 14. Water quality monitoring report



**EUROFINE ENVIRO  
LAB PVT. LTD.**

● Office Address: Gate No.1414, Near Ranjangaon Bus Stop,  
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.  
● eurofinelab@gmail.com ● 9922474646 / 9637345858

| Report No. EFEL/PRO/2024/03/580  |   |       | Report Date:                |               | 27/03/2024                  |
|--|---|-------|-----------------------------|---------------|-----------------------------|
| Client Name and Address:   |   |       | Date of Sampling            |               | 20/03/2024                  |
| M/s. Triaa Landmarks LLP   |   |       | Start date of analysis      |               | 21/03/2024                  |
| Project: Proposed Residential and commercial Construction project at S. No. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Haveli, Pune |   |       | End date of analysis        |               | 27/03/2024                  |
|  |   |       | Sample Details              |               | Ground Water                |
|  |   |       | Nature of sample            |               | Liquid                      |
| Ground Water Test Report   |   |       |                             |               |                             |
| Sr. No   | Parameters                                | Unit  | Limits as per IS 10500:2018 |               | GW                          |
|  |   |       | Acceptable                  | Permissible   | Bore well near Project Site |
| 1  | Colour                                    | Hazen | 5                           | 15            | <5                          |
| 2  | Odour                                     | -     | Agreeable                   | Agreeable     | Agree-able                  |
| 3  | Turbidity                                 | NTU   | 1                           | 5             | <1                          |
| 4  | pH at 25°C                                | -     | 6.5-8.5                     | No Relaxation | 7.9                         |
| 5  | EC @25°C                                  | µS/cm | Not Specified               | Not Specified | 1012                        |
| 6  | Total dissolved solids                    | mg/l  | 500                         | 2000          | 774                         |
| 7  | Total Suspended solids                    | mg/l  | Not Specified               | Not Specified | <5                          |
| 8  | Total Alkalinity as CaCO <sub>3</sub>     | mg/l  | 200                         | 600           | 521.0                       |
| 9  | Total Hardness as CaCO <sub>3</sub>       | mg/l  | 200                         | 600           | 430.6                       |
| 10   | Calcium as Ca <sup>+2</sup>               | mg/l  | 75                          | 200           | 78.6                        |
| 11   | Magnesium as Mg <sup>+2</sup>             | mg/l  | 30                          | 100           | 17.2                        |
| 12   | Chloride as Cl <sup>-</sup>               | mg/l  | 250                         | 1000          | 28.7                        |
| 13   | Sulphate as SO <sub>4</sub> <sup>-2</sup> | mg/l  | 200                         | 400           | 22.4                        |
| 14   | Total Phosphate                           | mg/l  | Not Specified               | Not Specified | <2                          |
| 15   | Nitrate as NO <sub>3</sub> <sup>-1</sup>  | mg/l  | 45                          | No Relaxation | <5.0                        |
| 16   | Iron as Fe <sup>+3</sup>                  | mg/l  | 0.3                         | No Relaxation | <0.05                       |
| 17   | Manganese as Mn <sup>+2</sup>             | mg/l  | 0.1                         | 0.3           | <0.05                       |
| 18   | Fluoride as F <sup>-</sup>                | mg/l  | 1                           | 1.5           | <0.1                        |
| 19   | Sodium as Na <sup>+2</sup>                | mg/l  | Not Specified               | Not Specified | 42.7                        |
| 20   | Potassium as K <sup>+1</sup>              | mg/l  | Not Specified               | Not Specified | 2.6                         |
| 21   | Barium as Ba <sup>+2</sup>                | mg/l  | 0.7                         | No Relaxation | <0.06                       |
| 22   | Aluminum as Al <sup>+3</sup>              | mg/l  | 0.03                        | 0.2           | <0.03                       |
| 23   | Cadmium as Cd <sup>+2</sup>               | mg/l  | 0.003                       | No Relaxation | <0.05                       |
| 24   | Lead as Pb <sup>+2</sup>                  | mg/l  | 0.01                        | No Relaxation | <0.1                        |
| 25   | Copper as Cu <sup>+2</sup>                | mg/l  | 0.05                        | 1.5           | <0.05                       |
| 26   | Zinc as Zn <sup>+2</sup>                  | mg/l  | 0.16                        | 0.06          | <0.05                       |
| 27   | Chromium as (Cr <sup>+6</sup> )           | mg/l  | 0.05                        | No Relaxation | <0.01                       |
| 28   | Total Arsenic asAs <sup>+5</sup>          | mg/l  | 0.01                        | 0.05          | <0.05                       |
| 29   | Cyanide as CN <sup>-</sup>                | mg/l  | 0.05                        | No Relaxation | <0.05                       |
| 30   | Selenium as Se <sup>+6</sup>              | mg/l  | 0.01                        | No Relaxation | <0.01                       |
| 31   | Mercury as Hg <sup>+</sup>                | mg/l  | 0.001                       | No Relaxation | <0.001                      |



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|    |                 |           |               |               |    |
|----|-----------------|-----------|---------------|---------------|----|
| 32 | Total Coliforms | MPN/100ml | Absent/100 ml | Absent/100 ml | 59 |
| 33 | E.Coli          | MPN/100ml | Absent/100 ml | Absent/100 ml | 24 |



  
Authorized Signatory  
Mr. Mahesh Shelar  
(Managing Director)

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Certifications: ISO 9001 : 2015  
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## 15. Noise quality monitoring report

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eurofinelab@gmail.com 9922474646 / 9637345858

**TEST REPORT**

|   |   |                                  |                                    |  |                |
|---|---|----------------------------------|------------------------------------|--|----------------|
| Report No:  | EFEL/PRO/2024/03/579  |                                  | Issue Date                         | 27/03/2024                                 |                |
| Name and Address of Customer  | M/s.Triaa Landmarks LLP<br>Project: Proposed Residential and commercial Construction project at S. No. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Haveli, Pune |                                  |                                    |  |                |
| Sample Name   | Ambient Noise   |                                  | Sample Description                 | Ambient Noise                              |                |
| Date of Sampling  | 20/03/2024  |                                  | Sampling duration                  | Spot Time                                  |                |
| Sampling done by  | Lab Representative  |                                  |                                    |  |                |
| Results   |   |                                  |                                    |  |                |
| Sr. No.   | Locations   | 12.30 Hrs<br>Result dB(A)<br>Day | 22.00 Hrs<br>Result dB(A)<br>Night | Specifications (CPCB<br>Standards<br>dB(A) | Method         |
| 1.  | Near Main Gate Area   | 57.5                             | 44.5                               | 55/45                                      | CPCB Guideline |
| Remark-   |   |                                  |                                    |  |                |
| <div><div>➤</div>All above Noise level results are within Central Pollution Control Board Standards limit.</div> <div><div>➤</div>Day/Night -55/45dB.</div> |   |                                  |                                    |  |                |



  
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(Managing Director)

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

## 16. Ambient Air monitoring report

**EUROFINE ENVIRO  
LAB PVT. LTD.**

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Ranjangaon, Tal. Shirur, Dist. Pune - 412209.  
eurofinelab@gmail.com 9922474646 / 9637345858

**TEST REPORT**

| TEST REPORT   |   |                      |   |                                 |   |
|---|---|----------------------|---|---------------------------------|---|
| Report No:  | EFEL/PRO/2024/03/578  | Issue Date           | 27.03.2024  |                                 |   |
| Name and Address of Customer  | M/s.Triaa Landmarks LLP<br>Project: Proposed Residential and commercial Construction project at S. No. 1/1 to 1/14, Dhanori road, Siddhartha Nagar, Dhanori, Haveli, Pune |                      |   |                                 |   |
| Sample Name   | Ambient Air   | Sample Description   | Ambient Air   |                                 |   |
| Date of Sampling  | 20.03.2024  | Sampling duration    | 480 Min   |                                 |   |
| Start Date of Analysis  | 21.03.2024  | End Date of Analysis | 27/03/2024  |                                 |   |
| Sampling Location   | Near Main Gate  | Sampling Procedure   | CPCB Guideline for measurement of Ambient Air pollutants Volume I |                                 |   |
| Dry bulb temperature  | 30 <sup>o</sup> C   | Wet bulb temperature | 27 <sup>o</sup> C   |                                 |   |
| Relative Humidity   | 39 %  | Sampling done by     | Lab Representative  |                                 |   |
| Results   |   |                      |   |                                 |   |
| Sr. No.   | Parameters  | Results              | Unit(s)   | Specifications (NAAQ Standards) | Methods   |
| 1   | Sulphur Dioxide (SO <sub>2</sub> )  | 8.3                  | µg/m <sup>3</sup>   | ≤ 80                            | IS 5182(Part 2)   |
| 2   | NitrogenDioxide (NO <sub>2</sub> )  | 12.9                 | µg/m <sup>3</sup>   | ≤ 80                            | IS 5182 (Part 6)  |
| 3   | Particulate Matter PM <sub>10</sub>   | 61.5                 | µg/m <sup>3</sup>   | ≤ 100                           | CPCB Guideline for measurement of Ambient Air pollutants Volume I |
| 4   | Particulate Matter PM <sub>2.5</sub>  | 27.2                 | µg/m <sup>3</sup>   | ≤ 60                            |   |
| Remark- All above results are within National Ambient Air Quality standards.<br>BDL – Below Detectable Limit. |   |                      |   |                                 |   |



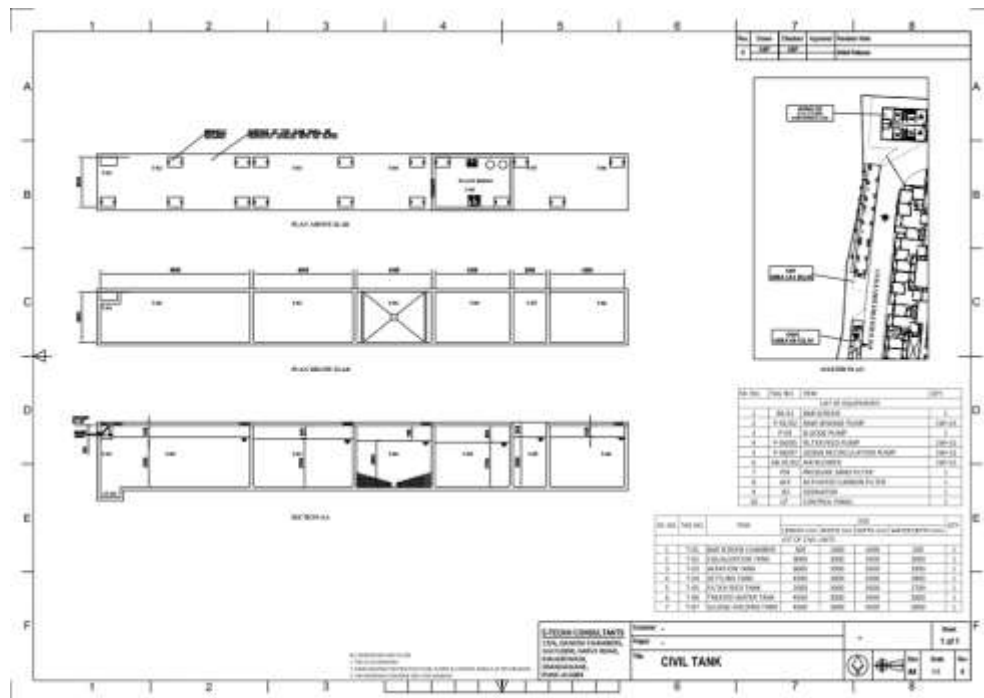
  
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Certifications: ISO 9001 : 2015  
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17. Details of STP



| Sr. No. | Details          | Proposed   |
|---------|------------------|------------|
| 1       | Sewage generated | 301.89 KLD |
| 2       | STP capacity     | 305 CMD    |
| 3       | STP technology   | MBBR       |



## Affidavit of STP



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123 JUN 2072

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संज्ञा: अज्ञेय

दस्ता नौदण्डी करपास आयेत का ? हाँ/नाही

॥ अथ कथं विचार्यते ॥

मुद्रांक विभाग पंजाब/राज्य नं०  
३६२११३० १३५०१३

द्वितीयः

दुःखं यथाप्युक्तं तथैव

हस्ताक्षरकर्ता नांव व पद

T. Blawie SANGIETAA LOHARDE

पुस्तक विषय विमानचाली कक्षाभूतल इति उपपन्नम्, अथर्ववेद (II), ३०

[illegible]

17 JUN 2022

प्रथम मुद्रांक लिपीक  
कोषागार पूर्ण करि ।



**AFFIDAVIT**

I, the undersigned Mr. Shyamlal Goel, Partner, hereby solemnly declare this 24<sup>th</sup> day of June 2022 at Pune.

That we have proposed a Residential & Commercial Project at Sr. No. 1/1 to 1/14, Dhanori Road, Siddhartha Nagar, Village- Dhanori, Taluka- Haveli, District- Pune, State- Maharashtra 411015. We have applied for the Environmental Clearance for the above said project. We with respect to various environmental commitments, declare as under :

**1. Waste Water Treatment –**

- It is hereby declared that we shall be treating the sewage water using MBBR Technology based STP.
- That we shall treat 100 % of the sewage generated at the proposed project.
- That the 100 % of treated water shall be provided with disinfection treatment
- That the treated water shall be used for flushing and gardening purpose.
- That treated water sample shall be tested through NABL accredited laboratory every month.

| No. | Design Parameters   | Permissible limit for discharge to inland surface water per schedule 6 of EP Act 1986/As per latest NGT order | Attended Parameters                      |
|-----|---|---|--|
| 1.  | pH  | 6.5-7.5   | 6.5-7.5                                  |
| 2.  | Color & odour   | Colourless/odourless  | Colourless/odourless                     |
| 3.  | Temperature   | Shall not exceed 5°C above the receiving  | Shall not exceed 5°C above the receiving |
| 4.  | Oil & Grease (mg/l)   | <5  | <5                                       |
| 5.  | Biological Oxygen Demand (BOD) (mg/l)                             | <10   | <10                                      |
| 6.  | Chemical Oxygen Demand (COD) (mg/l)                               | <30   | <30                                      |
| 7.  | Total Suspended Solid ( TSS) (mg/l)                               | <10   | <10                                      |
| 8.  | Total Nitrogen (mg/l)   | <10   | <10                                      |
| 9.  | Nitrate (mg/l)  | <10   | <10                                      |
| 10. | Dissolve PO <sub>4</sub> (as P) (mg/l)                            | <1  | <1                                       |
| 11. | Faecal Coliform (MPN/100 ml)                                      | No/100ML  | No/100ML                                 |
| 12. | Residual Chlorine (ppm)   | 1.0   | 1.0                                      |
| 13. | Ammonical nitrogen (as N) mg/l Max                                | 5.0   | 5.0                                      |
| 14. | Free Ammonia (as N) mg/l Max,                                     | 5   | 5  |
| 15. | Arsenic (as As) mg/l Max  | 0.2   | 0.2                                      |
| 16. | Lead (as pb) mg/l Max   | 0.1   | 0.1                                      |
| 17. | Cadmium(as cd) mg/l Max   | 2.0   | 2.0                                      |
| 18. | Hexavalent chromium (as Cr) mg/l Max                              | 0.1   | 0.1                                      |
| 19. | Total chromium (as Cr) mg/l Max                                   | 2.0   | 2.0                                      |
| 20. | Copper (as Cu) mg/l Max   | 3.0   | 3.0                                      |
| 21. | Zinc(as Zn) mg/l Max  | 5.0   | 5.0                                      |
| 22. | Nickel (as Ni) mg/l Max   | 3.0   | 3.0                                      |
| 23. | Fluoride(as F) mg/l Max   | 2.0   | 2.0                                      |
| 24. | Manganese (as Mn)   | 2.0   | 2.0                                      |
| 25. | Sulphide(as S) mg/l Max   | 2.0   | 2.0                                      |
| 26. | Phenolic compounds (as C <sub>6</sub> H <sub>5</sub> OH) mg/l Max | 1.0   | 1.0                                      |
| 27. | Iron (as Fe) mg/l, Max  | 3.0   | 3.0                                      |

- That the treated sewage water shall meet the following parameters before discharged in the available drainage system

## 2. Low Flow Fixtures –

a. That we have proposed to install “Low Flow Water Fixtures” in our proposed project.

b. That we have proposed Dual Flush Tanks for the Toilets as our commitment towards water conservation.

c. That we have proposed Low Flow Faucets whereby water conservation is possible up to 15 % as per standard norms.

d. That we have proposed to install water saving shower heads

e. That we have proposed to install auto level switches to avoid overflow from OHT as well as

## 3. Wet Waste Management –

a. That we are proposing In-situ disposal of Bio-degradable and Garden waste.

b. That we are proposing Composting Unit for the disposal with adequate size.

c. That we shall observe Solid Waste (Management) Rules, 2016, E-Waste (Management) Rules, 2016 and the Plastic Waste (Management) Rules, 2016.

d. The Parameters for the Compost as specified by the FCO, 1985 shall be attained. The Parameters are as under :

| No. | PARAMETERS  | FCO, 1985  |
|-----|---|------------|
| 1   | Moisture (% by weight)  | 15 -25     |
| 2   | Bulk density (g/cub. Cm)  | < 1.0      |
| 3   | Total Organic Carbon (% by weight min)                              | 12         |
| 4   | Total Nitrogen as N (% by weight min)                               | 0.8        |
| 5   | Total Phosphates as P2O5 (% by weight min)                          | 0.4        |
| 6   | Total Potash as K2O (% by weight min)                               | 0.4        |
| 7   | C : N ratio   | < 20       |
| 8   | pH  | 6.5 – 7.5  |
| 9   | Conductivity (as dsm – 1) -Not more than                            | 4          |
| 10  | Pathogens   | NIL        |
| 11  | Particle size (minimum % of material to pass through 4 mm IS sieve) | 90         |
| 12  | Color   | Dark Brown |
| 13  | Foul Odour  | Absent     |

## 4. Dry Waste Collection and Disposal –

a. That we are proposing Two Bins System at the above mentioned project.

b. That E- Waste and hazardous waste shall be separately stored and disposed at pre-fixed time intervals to authorised agency as listed by MPCB

c. That we hereby declare that we shall be providing space for Dry & Recyclable Waste collection.

d. That we hereby confirm that we shall be entering into an Agreement with Authorised Agency such as SWACH or other operating in the area for collection and disposal of the Dry and Recyclable Waste.

e. That we shall be facilitating the Agreement between the Proposed Society and the Authorised Agency on completion of the project.

## 5. Bio-Medical waste Collection and Disposal-

a. That we shall ensure the in-situ segregation of Bio-medical waste generated from Covid-19 PPE Kits.

b. That we shall dispose off the biomedical waste by handing over to MPCB Authorized biomedical waste Handlers.





**11. Environment Monitoring Cell / Society Agreement –**

- a. It is hereby declared that the maintenance of all Pollution Control Equipments such as STP, Solid Waste Unit, D G Set, and Treatment Plants for water, Swimming Pool etc. as proposed to be installed or to be installed in future shall be taken care by the 'Environment Monitoring Cell'. The maintenance of all such equipments shall be the responsibility of the proposed developer until the project is handed over to the society.
- b. That the responsibility of maintenance of all such equipments lies with the society after handing over and the same shall be included in the Agreement/s with the Society
- That the records for maintenance activity maintained by us shall be handed over to the society along with the contact no and address of the maintenance agency and their agreement.



This Affidavit is made at Pune on 24<sup>th</sup> day of June 2022 for submission to SEAC – III (MoEF) and Environment Department, Govt. of Maharashtra.



Deponent

**Triaa Landmarks LLP**

Triaa Landmarks LLP

Through Mr. Shyam Lal Goel

Authorized Signatory

Notary






**ATTESTED BY**

A. Rashid D. Sayed  
Notary, State of Maharashtra  
PUNE

**24 JUN 2022**

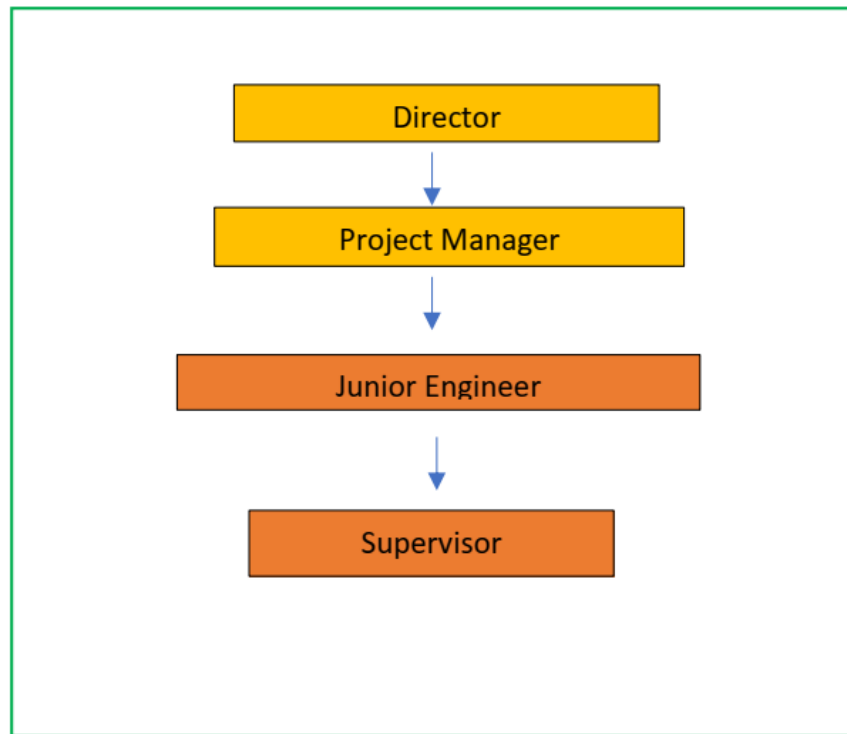
**Noted & Registered**  
At Sr. No. 1533/22



|   |  |  |
|---|--|--|
|    |  | वृक्ष प्राधिकरण विभाग<br>येरवडा कळस धानोरी क्षेत्रिय कार्यालय<br>पुणे महानगरपालिका<br>जावक क्र. : २६३४<br>दिनांक : २०/०६/२०२२  |
| मा.उप अभियंता ( बांधकाम विभाग )<br>विभागीय झोन क्र. १, पुणे महानगरपालिका<br>यांजक डेस : .....   |  |  |
| विषय  | स. नं. १ / १ ( पार्ट ), १ / २ ते १ / १४ ( पार्ट ), धानोरी, पुणे १५. येथील नियोजित बांधकामास बांधकाम पूर्व ना हरकत पत्र देण्याबाबत.   |  |
| संदर्भ  | १) महाराष्ट्र ( नागरी क्षेत्र ) झोडांचे संरक्षण व जतन अधिनियम, १९७५<br>२) महाराष्ट्र ( नागरी क्षेत्र ) वृक्ष संरक्षण व संवर्धन नियम, २००९<br>३) मा. महापालिका आयुक्त जा.क्र. नअजा / २३३, दि. २६ / ११ / २००७ रोजीचे कार्यालयीन परिपत्रक<br>४) एम. एस. त्रिया लॅंडमार्क एल. एल. पी. तर्फे शामलाल पातीराम गोयल. ऑफिस नं. ४०१ / A, सिटी बे, सिटी पॉइंट टॉवर, डोले पाटील रोड, पुणे. यांचा आवक क्र. ३५३६ दि. ०८ / ०७ / २०२२ रोजीचा अर्ज. |  |
| संदर्भ क्र. १ मधील कलम १९ (क) व संदर्भ क्र. २ मधील अनुसूची - १ कलम ७ ( एच ) व संदर्भ क्र. ३ ला अनुसरून खालील अटी व शर्तीस अधीन राहून, संदर्भ क्र. ४ अन्वये केलेल्या अर्जानुसार विषयांकित मिळकतीस बांधकाम पूर्व ना हरकत प्रमाणपत्र देणेत येत आहे.  |  |  |
| १) मिळकतीचे एकूण क्षेत्रफळ - ११,२५०.०० चौरस मीटर.<br>२) मिळकतीवरील अस्तित्वात असलेल्या एकूण वृक्षांची संख्या - ७२.<br>३) संदर्भ क्र. २ मधील अनुसूची - १ कलम ७ ( एच ) मधील प्रमाणकानुसार, वृक्षांची लागवड करताना, स्थानिक मूद्र हवामान तसेच स्थानिक उपलब्ध वृक्षांच्या जाती विचारात घेउन अनुरूप असलेल्या संवर्गातील वृक्षांची निवड करण्याची काळजी घ्यावी.<br>४) वृक्षांना शिंपणासाठी लागतच्या बगीच्यासारख्या सार्वजनिक जागेत कूपनलिकाद्वारे प्राधान्याने पाणी उपलब्ध करावे. अशा स्थळांची योग्य निगा व सुव्यवस्था राखण्याच्या दृष्टीने अशा कूपनलिका किंवा विद्यमान कूपनलिकांचे पुनर्भरण संपुवतीक वर्षा जलसंवर्धन यंत्रणेनुसार करावी.<br>५) नैसर्गिक आपत्तीमध्ये तग धरून राहण्याच्या दृष्टीने रस्त्याच्या कडेला वृक्षारोपन करताना ज्यांची मुळे खोलवर जाणारी असतील, अशा वृक्षांची निवड करावी.<br>६) लॅण्डस्केपच्या डिझाईनमध्ये लवचिकता अपेक्षित असली तरी प्रमाणकानुसार लागवड करावयाच्या वृक्षांच्या किमान संख्येबाबतची तरतूद कठोरपणाने पाळणे आवश्यक आहे.<br>७) रेखांकनात दर्शविलेल्या खुल्या जागांचे योग्य सपाटीकरण केल्यानंतर, त्यावर योग्य अंतरावर व योग्य जागी वृक्ष लागवड करणेत यावी तसेच वृक्षांच्या संरक्षणासाठी योग्य ती खबरदारी घेण्यात यावी.<br>८) मिळकतीवर स्थानीक जातीच्या वृक्षांची लागवड करणेसाठी २ x २ फुट आकाराची जागा प्रत्येक ४ मी. अंतरावर सोडणे आवश्यक आहे व तशी जागा नकाशावर दाखविणे आवश्यक आहे.<br>९) वृक्ष पूर्ण काढणे / वृक्ष पुनरोपण करणेसाठी मा. वृक्ष प्राधिकरण समितीची पुर्व मान्यता घेणे ची आवश्यकता आहे.<br>१०) सोबत जोडलेल्या नकाशाप्रमाणे अंतिम नकाशा मान्य करण्याच्या अटीवर वृक्ष प्राधिकरण विभागाकडील बांधकाम पूर्व ना हरकत पत्र देण्यात येत आहे.<br>मा.स. कळावे |  |  |
| <br>पुणे महानगरपालिका  |  | <br>(विधव कडलख)<br>महापालिका सहा आयुक्त तथा<br>वृक्ष अधिकारी<br>येरवडा - कळस-धानोरी क्षेत्रिय कार्यालय<br>पुणे महानगरपालिका |
| प्रत :<br>एम. एस. त्रिया लॅंडमार्क एल. एल. पी. तर्फे शामलाल पातीराम गोयल.<br>ऑफिस नं. ४०१ / A, सिटी बे, सिटी पॉइंट टॉवर, डोले पाटील रोड, पुणे.  |  |  |

20.

**Environment Monitoring Cell**



21. **Details of EMP Fund**

**EMP COSTING**

| Pollution Control & Other Environment Infrastructure | Capital Cost<br>In Rs. Lakhs | Annual O &<br>M Cost in<br>Rs. Lakhs |
|--|------------------------------|--------------------------------------|
| <b>During Construction Phase:</b>                    |                              |                                      |
| Water for Construction, Labour & Dust Suppression    | 0                            | 4.0                                  |
| Site Sanitation and Health & Safety PPE Kits         | 0                            | 3.0                                  |
| Environmental Monitoring                             | 0                            | 4.0                                  |
| Disinfection & Health and Safety                     | 0                            | 3.0                                  |
| Health Check up                                      | 0                            | 3.0                                  |
| <b>Total (A)</b>                                     | <b>0</b>                     | <b>17.0</b>                          |
| <b>During Operation Phase</b>                        |                              |                                      |
| Rain Water Harvesting                                | 6.00                         | 1.20                                 |
| Sewage Treatment Plant                               | 17.00                        | 11.96                                |
| Solid Waste Management                               | 12.00                        | 3.5                                  |
| Tree Plantation                                      | 28.59                        | 8.57                                 |
| Energy Saving  | 63.80                        | 2.38                                 |
| Environmental Monitoring                             | 0                            | 6                                    |
| PPE Kit health and safety                            | 0                            | 1                                    |
| Disaster Management Cost                             | 168.87                       | 8.44                                 |
| <b>Total (B)</b>                                     | <b>296.26</b>                | <b>43.05</b>                         |



22. Newspaper Advertisement

महाराष्ट्र टाइम्स : पुणे : अमलवार, ७ मे २०२४

**THE ECONOMIC TIMES**

**जाहीर नोटिस**

तामाम जनतेस सुचीत करणेत येते की, मे. ट्रिया लॅन्डमार्क्स एल. एल. पी. स.नं १/१ (पैकी), १/२, १/३, १/४, १/५, १/६, १/७, १/८, १/९, १/१०, १/११, १/१२, १/१३, १/१४ (पैकी), गाव - धानोरी, ता- हवेली, जि- पुणे, येथील प्रस्तावित निवासी आणि व्यावसायिक बांधकाम प्रकल्पाला महाराष्ट्र शासन पर्यावरण व वातावरणीय बदल विभागाच्या राज्यस्तरीय पर्यावरण आघात मुल्यांकन समितीने EC ID NO. EC23B038MH134853 दिनांक 21/07/2023 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. सही मे. ट्रिया लॅन्डमार्क्स एल. एल. पी. करीता

**! VACANCY! VACANCY!**

**FORGE SCHOOL**

THE ECONOMIC TIMES | PUNE | TUESDAY | 7 MAY 2024 | WWW.ECONOMICTIMES.COM

**PUBLIC NOTICE**

This is to inform the public in general that Environment Clearance of Proposed residential and commercial Project at Survey No. 1/1(P), 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, 1/10, 1/11, 1/12, 1/13, 1/14(P), At - Dhanori, Siddhartha nagar, Taluka-Haveli, Pune by Triaa Landmarks LLP have been accorded by State Level Environment Impact Assessment Authority Environment Department, Mantralaya, Mumbai vide EC Identification no. EC23B038MH134853 dated 21/07/2023. 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> Sign Partner For M/s Triaa Landmarks LLP

23.

**Status of EC and Post EC on Company website**



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

**Consent Order No: Format 1.0/ CC/UAN-0000155024/CE/2311000444 dated 06/11/2023**

**Compliance Period: October 2023 to March 2024**

| <b>S<br/>r.<br/>N<br/>o.</b> | <b>Item</b>  | <b>Compli<br/>ance of<br/>Consent<br/>to<br/>Establis<br/>h</b>  |
|------------------------------|--|--|
| 1                            | The Consent to Establish is granted for a period up to commissioning of the project or 5 Yrs. whichever is earlier.  |  |
| 2                            | The Proposed Capital investment of the Project is Rs. 145 Cr. (As per undertaking cost submitted by project proponent)   |  |
| 3                            | The Consent to Establish is valid for expansion in construction of residential Project by M/s Triaa Landmarks LLP at Survey No. 1/1 to 1/14, Dhanori, Tal. -Haveli, Dis.- Pune. for total plot area of 11,250 Sqm and proposed total construction built up area 70,875 Sqm, including utilities and services as per Commencement Certificate issued by local body. | Noted,<br>As per<br>issued<br>EC<br>Letter<br>from<br>SEIAA,<br>Maharas<br>htra on<br>dated<br>21/07/20<br>23<br>subject<br>to in EC<br>total<br>built up<br>area to<br>70,723.8<br>9 Sq.M<br>as<br>approve<br>d by<br>local<br>planning<br>authority<br>.<br>Attached<br>as<br><b>Annexu<br/>re 6</b> |

|   |   |                                    |  |  |  |   |
|---|---|------------------------------------|--|--|--|---|
| 4 | <b>Conditions Under Water (Prevention &amp; Control of Pollution) ACT, 1974 for Discharge of Effluent</b> |                                    |  |  |  | Noted for Compliance, A full-fledged STP of capacity of 305 KLD will be installed onsite for the treatment of the entire waste water generated on the project site. |
|   | <b>Sr. No.</b>  | <b>Description</b>                 | <b>Permitted quantity of discharge (CMD)</b> | <b>Standards to be achieved</b>  | <b>Disposal</b>  |   |
|   | 1   | Trade Effluent                     | NIL  | NA   | NA   |   |
| 5 | 2   | Domestic effluent                  | 301.89                                       | As per Schedule-I  | 60% shall be reused / recycled and remaining shall be discharged in municipal sewer. | DG set will be installed as per CPCB norms during operation phase of project.   |
|   |   |                                    |  |  |  |   |
|   |   |                                    |  |  |  |   |
| 6 | <b>Conditions under Air (P &amp; CP) Act 1981 for air emissions:</b>                                      |                                    |  |  |  | Provision of the Solid Waste Management during operation phase are as follows; About 1219 kg/day solid wastes   |
|   | <b>Sr. No.</b>  | <b>Description of Stack/Source</b> | <b>Capacity</b>                              | <b>Number of Stack</b>   | <b>Standards to be achieved</b>  |   |
|   | 1   | DG Sets                            | 320 KVA                                      | 01   | As per Schedule - II   |   |
|   |   |                                    |  |  |  |   |
|   |   |                                    |  |  |  |   |
|   |   |                                    |  |  |  |   |
|   | <b>Conditions under Solid Waste Rules, 2016:</b>  |                                    |  |  |  |   |
|   | <b>Sr. No.</b>  | <b>Type of Waste</b>               | <b>Quantity &amp; UoM</b>                    | <b>Treatment</b>   | <b>Disposal</b>  |   |
|   | 1   | Wet Garbage                        | 716 Kg/Day                                   | Organics waste Converter with composting facility / Biogas digester with composting facility | Used as Manure   |   |

|   |   |                       |            |       |                                 |                           |  |
|---|---|-----------------------|------------|-------|---------------------------------|---------------------------|--|
|   | 2   | Dry Garbage           | 503 Kg/Day | --    | To authorized agency/Local body |                           | will be generated in the project. The biodegradable waste (716 kg/day) will be processed in Organic waste Converter (OWC) and the non-biodegradable waste (503 kg/day) will be handed over to authorized local vendor. |
|   | 3   | STP Sludge            | 27 Kg/Day  | STP   | Used as manure                  |                           |  |
| 7 | Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL             |                       |            |       |                                 |                           | Hazardous waste generated during construction phase will be disposed off as per State Pollution Control Board.   |
|   | Sr. No.   | Category No.          | Quantity   | UoM   | Treatment                       | Disposal                  |  |
|   | 1   | 5.1 Used or spent oil | 100        | Ltr/A | Reprocessing                    | To Authorized Reprocesser |  |
| 8 | The 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 authorities. | PP will be obtained necessary permission.   |
| 10 | Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.                            | As per MPCB letter no. MPCB/CAC-cell/TB/B-4892/A dated 28/12/2018. Online monitoring system installation not mandatory for infrastructure projects. However, it will be applicable during operation phase of project. |
| 11 | Project Proponent shall provide Organic Waste Digester with composting facility or Biogas digester with composting facility.     | OWC will be installed to treat the wet waste from   |



|   |   | residential buildings.   |              |                 |      |          |    |            |               |            |      |       |
|---|---|--|--------------|-----------------|------|----------|----|------------|---------------|------------|------|-------|
| 1<br>2  | Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dated. 29/03/2016.  | PP has submitted the affidavit.  |              |                 |      |          |    |            |               |            |      |       |
| 1<br>3  | The project proponent shall make provision of charging of electric vehicles in at least 40 % of total available parking area.   | Noted  |              |                 |      |          |    |            |               |            |      |       |
| 1<br>4  | The Project Proponent shall take adequate measures to control dust emission and noise level during construction phase.  | Noted  |              |                 |      |          |    |            |               |            |      |       |
| 1<br>5  | 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  |              |                 |      |          |    |            |               |            |      |       |
| 1<br>6  | Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions clearance and C to E.  | Noted  |              |                 |      |          |    |            |               |            |      |       |
| 1<br>3  | <p>The Applicant should comply with the conditions stipulated in environmental clearance obtained from SEIAA, Environment department, Government of Maharashtra, for total plot area 15800 Sq.m. and total construction BUA 68891.78 Sq.m</p> <p>Received Consent fee of -</p> <table><tr><th>Sr. No.</th><th>Amount (Rs.)</th><th>Transaction No.</th><th>Date</th><th>Drawn On</th></tr><tr><td>1.</td><td>2.90,000/-</td><td>MPCB-DR-19447</td><td>08/06/2023</td><td>RTGS</td></tr></table> | Sr. No.  | Amount (Rs.) | Transaction No. | Date | Drawn On | 1. | 2.90,000/- | MPCB-DR-19447 | 08/06/2023 | RTGS | Noted |
| Sr. No.   | Amount (Rs.)  | Transaction No.  | Date         | Drawn On        |      |          |    |            |               |            |      |       |
| 1.  | 2.90,000/-  | MPCB-DR-19447  | 08/06/2023   | RTGS            |      |          |    |            |               |            |      |       |
| Schedule – I  |   |  |              |                 |      |          |    |            |               |            |      |       |
| Terms & conditions for compliance of Water Pollution Control: |   |  |              |                 |      |          |    |            |               |            |      |       |
| 1   | A. As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of 305.00 CMD.   | Proposed STP having capacity of total 305 KLD will be installed later stage of construction phase. |              |                 |      |          |    |            |               |            |      |       |

|         | <p>B. The Applicant shall operate the effluent treatment system (STP) to treat the sewage so as to achieve the following standards prescribed 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>Standards prescribed by Board</th></tr> </thead> <tbody> <tr> <td>1</td><td>pH</td><td>5.5-9.0</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>Faecal Coliform</td><td>Less than 100</td></tr> </tbody> </table> | Sr. No.   | Parameters | Standards prescribed by Board | 1 | pH | 5.5-9.0 | 2 | BOD (3 days 27 °C) | 10 | 3 | COD | 50 | 4 | TSS | 20 | 5 | NH4 N | 5 | 6 | N-Total | 10 | 7 | Faecal Coliform | Less than 100 | Treated water quality will be monitored during operation phase of project. |
|---------|---|---|------------|-------------------------------|---|----|---------|---|--------------------|----|---|-----|----|---|-----|----|---|-------|---|---|---------|----|---|-----------------|---------------|--|
| Sr. No. | Parameters  | Standards prescribed by Board   |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 1       | pH  | 5.5-9.0   |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 2       | BOD (3 days 27 °C)  | 10  |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 3       | COD   | 50  |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 4       | TSS   | 20  |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 5       | NH4 N   | 5   |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 6       | N-Total   | 10  |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 7       | Faecal Coliform   | Less than 100   |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
|         | <p>C. The treated domestic effluent shall be 60 % recycled for secondary purposes such as toilet flushing, firefighting on land for gardening etc. and remaining shall be discharged in to the municipal sewerage system.</p>   | Noted, Proper system will be adopted for collection, segregation and treatment of waste during operation phase. |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 2       | The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of water, works 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 an extension or addition thereto.   | PP will adhere the stipulated conditions.   |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |
| 3       | The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.   | PP will replace of pollution control system or its parts if necessary.  |            |                               |   |    |         |   |                    |    |   |     |    |   |     |    |   |       |   |   |         |    |   |                 |               |  |

| 4  | <p>The Applicant shall comply with the provisions of the Water (Prevention &amp; Control of Pollution) Act, 1974 and as amended, and other provisions as contained in the said act.</p> <table><tr><th>Sr. No.</th><th>Purpose for water consumed</th><th>Water consumption quantity (CMD)</th></tr><tr><td>1.</td><td>Domestic purpose</td><td>342.03</td></tr></table>   | Sr. No.   | Purpose for water consumed | Water consumption quantity (CMD) | 1.              | Domestic purpose | 342.03   | Said water consumption will be done during operation phase of project. |           |             |           |    |                   |                      |      |      |    |         |   |     |         |  |
|--|--|---|----------------------------|----------------------------------|-----------------|------------------|----------|--|-----------|-------------|-----------|----|-------------------|----------------------|------|------|----|---------|---|-----|---------|--|
| Sr. No.  | Purpose for water consumed   | Water consumption quantity (CMD)  |                            |                                  |                 |                  |          |  |           |             |           |    |                   |                      |      |      |    |         |   |     |         |  |
| 1.   | Domestic purpose   | 342.03  |                            |                                  |                 |                  |          |  |           |             |           |    |                   |                      |      |      |    |         |   |     |         |  |
| 5  | <p>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.</p>  | PP have proposed Sewage Treatment Plant to treat generate d sewage from the project and treated water will be reuse for flushing & landscap e purpose of the project. |                            |                                  |                 |                  |          |  |           |             |           |    |                   |                      |      |      |    |         |   |     |         |  |
| Schedule – II  |  |   |                            |                                  |                 |                  |          |  |           |             |           |    |                   |                      |      |      |    |         |   |     |         |  |
| Terms & Conditions for Compliance of Air Pollution Control |  |   |                            |                                  |                 |                  |          |  |           |             |           |    |                   |                      |      |      |    |         |   |     |         |  |
| 1  | <p>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-</p> <table><tr><th>S N</th><th>Stack Attached to</th><th>APC System</th><th>Height in Meter</th><th>Type of Fuel</th><th>Quantity</th><th>UOM</th><th>S %</th><th>Pollut ants</th><th>Stand ard</th></tr><tr><td>1.</td><td>DG Sets (320 KVA)</td><td>Acous tic Enclo sure</td><td>3.50</td><td>HS D</td><td>50</td><td>Lit/ Hr</td><td>1</td><td>SO2</td><td>24 Kg/D</td></tr></table> <p>*Above roof of the building in which it is installed.</p> | S N   | Stack Attached to          | APC System                       | Height in Meter | Type of Fuel     | Quantity | UOM  | S %       | Pollut ants | Stand ard | 1. | DG Sets (320 KVA) | Acous tic Enclo sure | 3.50 | HS D | 50 | Lit/ Hr | 1 | SO2 | 24 Kg/D | DG set installed as per CPCB norms. LSD will be used as fuel. DG set will be used only at a time of power failure. |
| S N  | Stack Attached to  | APC System  | Height in Meter            | Type of Fuel                     | Quantity        | UOM              | S %      | Pollut ants  | Stand ard |             |           |    |                   |                      |      |      |    |         |   |     |         |  |
| 1.   | DG Sets (320 KVA)  | Acous tic Enclo sure  | 3.50                       | HS D                             | 50              | Lit/ Hr          | 1        | SO2  | 24 Kg/D   |             |           |    |                   |                      |      |      |    |         |   |     |         |  |

|                          |  |                           |               |                           |   |
|--------------------------|--|---------------------------|---------------|---------------------------|---|
| 2                        | <p>The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve level of pollutants to the following standards:</p> <table border="1"> <tr> <td>Total Particulate matter</td><td>Not to exceed</td><td>150.00 mg/Nm<sup>3</sup></td></tr> </table>  | Total Particulate matter  | Not to exceed | 150.00 mg/Nm <sup>3</sup> | Complied with, DG set stack monitoring will be done by MOEFCC approved lab. |
| Total Particulate matter | Not to exceed  | 150.00 mg/Nm <sup>3</sup> |               |                           |   |
| 3                        | <p>The applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.</p> <p>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).</p>   | Noted                     |               |                           |   |
| 4                        | The Board reserves its to vary all or any of the conditions 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                        | <p>Conditions for utilities like Kitchen, Eating places, canteen: -</p> <p>a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.</p> <p>b) The toilet shall be provided with exhaust system connected to chimney through ducting.</p> <p>c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB (A).</p> <p>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 neighbors.</p> | Noted                     |               |                           |   |

### Schedule III

#### Details of Bank Guarantees

| Sr. No. | Consent (C to E/O/R) | Amt of BG Imposed | Submission Period | Purpose of BG                                    | Compliance Period                  | Validity Date                      | Noted |
|---------|----------------------|-------------------|-------------------|--|------------------------------------|------------------------------------|-------|
| 1       | Consent to Establish | Rs. 10.0 Lakh     | 15 Days           | Towards Compliance of EC and consent conditions. | Up to Commissioning of the project | Up to Commissioning of the project |       |

### Schedule - IV

General Conditions:

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

|   |  |   |
|---|--|---|
| 1 | The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designed points and shall pay to the Board for the services rendered in this behalf.   | Noted   |
| 2 | The firm shall strictly comply with the Water (P&CP) Act 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rules 2016 and E-waste (Management) Rules, 2016)  | 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.  | Complied with. PP have made provision of vehicles which having PUC at the time of construction phase. The vehicles were operated during non-pick hours. |
| 5 | Conditions for D.G. set  |   |
| a | Noise from D.G. sets should 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  | The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB (A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m. and night time is reckoned between 10 p.m. to 6 a.m. | Noted and Noise monitoring report attached |
| d  | Installation of DG set must be strictly in compliance with recommendation of DG set manufacturer.   | Noted                                      |
| 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                                      |
| 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 D.G. set.   | Noted                                      |
| h  | The applicant shall comply with the notification of MoEF dated 17/05/2002 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 Solid Waste Management Rules, 2016 & E-Waste (M) Rule 2016.  | PP will provide it at 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  | The treated sewage shall be disinfected using suitable disinfection method.   | PP will provide it in operational phase.   |
| 9  | The firm shall submit to this office, the 30 <sup>th</sup> day of September every year, the environment statement report for the financial year ending 31 <sup>st</sup> march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.                | Noted                                      |
| 10 | <b>The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project</b>   | Noted                                      |



