

# **Six Monthly Compliance Report**

For

Proposed Commercial Building at S. no. 57, Hissa no.  
7/2A & 7/2 B, Kharadi, Pune

by

M/s. Onyx Realty 1

(July to December 2023)

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## 1. Point Wise Compliance Status

Point wise compliance status to various stipulations laid down by the Government of Maharashtra as per the Environmental Clearance issued vide EC Identification No. EC21B038MH110654 & File No. SIA/MH/MIS/202911/2021 dated 02/11/2021

Construction activity has been partly completed on site as per EC received.

Sr. No.	EC Specific Condition	Reply
1	It is Noted that, PP provided only two recharge pits; PP to provide additional recharge pits.	The earlier Provision of 02 nos of recharge pits has been made as per Hydro-geological survey report. Further as directed, we have provided additional 01 recharge pit. Hence total recharge pits proposed area 03 nos. Submitting & attached here with Plumbing plan showing locations of recharge pits <b>Annexure</b>
1.	PP to submit the coordinated layout	As directed, submitting here with coordinated layout, the same has been presented in SEAC-III meeting & attached <b>Annexure</b>
	PP to explore to provide refuge area on right side also	As per UDCPR rule we have provided the Refuge area as per requirement on 6 <sup>th</sup> , 10 <sup>th</sup> & 14 <sup>th</sup> floors respectively. The minimum refuge area required is 315.3 sq. m and we have provided 378.18 sq. m. We have also received the Fire NOC. Hence the provision made is as per rule. Further attached Fire tender movement plan, section showing refuge areas & Fire NOC- attached <b>Annexure</b>
2.	PP to ensure that, there will be sufficient fire hydrant system provided in the basement	We hereby ensure you that we have provided sufficient fire hydrant system is provided with sprinklers as per rule. The plan showing locations fire hydrants is attached <b>Annexure</b>
3.	Committee noted that, STP is proposed in the basement; PP to ensure that aeration tank should be open to sky	We have proposed the STP of 115 KLD with a minimum 40% open to sky. The STP plan with are attached <b>Annexure</b>

4.	PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places	Parking layout with provision of 25 % of total parking with electric charging facility & commitment letter for same has been presented in SEAC-III meeting & attached <b>Annexure</b>
5.	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.	Noted and will be Followed
6.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted and will be Followed
7.	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.	Complied
8.	SEIAA decided to grant EC for: FSI: 23079.92 m2, Non-FSI:22670.98 m2 and Total BUA: 45750.90 m2 (Plan approval – CC/2202/20, Date-30.03.2021)	Noted

<b>Sr. No.</b>	<b>EC Condition for Pre-Construction Phase</b>	<b>Reply</b>
<b>General Conditions</b>		
1	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste will be collected regularly and sequentially given to the MPCB authorized E-waste management agencies. 'SWACH'
2	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	Water supply & drainage connection NOC has been obtained from Pune Municipal Corporation. Occupation certificate shall be issued to the project by local planning authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
3	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	Not applicable.

	which will be considered separately on merit	
4	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Noted. We will abide by conditions, if there is any deviation in proposal we will approach to SEAC.
5	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning impressibility for the proposed project as per the approved development plan of the area.	Noted. The height and construction built up area of the proposed construction will be in accordance with the existing FSI/FAR norms of the urban local body commencement certificate to proposed work has been obtained for the proposed survey numbers from Pune Municipal Corporation.
6	“Consent to 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.	Applied for Consent for Establish
7	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Few labours are present on the site. All sanitary and hygienic measures have been taken on site.
<b>S. No.</b>	<b>EC Condition for Construction Phase</b>	<b>Reply</b>
1	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 waste water and solid wastes generated during the construction phase should be ensured.	Adequate drinking water and sanitary facilities have been provided to the few construction workers present on the site. Please refer report of quality analysis of provided drinking water.
2	The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed off to the approved sites for the land filling after recovering recyclable material.	During construction phase solid waste generated on site is taken away by Pune Municipal Corporation for which agreement is made.
3	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Construction waste (muck) generated will be reused on site for back filing once the construction is in full bloom.
4	Arrangement shall be made that waste water and storm water do not get mixed.	Separate arrangement has been made for the disposal of storm water and drainage

		management. Disposal of storm water will be in storm drain near site and excess treated water will be disposed in sewer line near site.
5	All the topsoil excavated during construction activities should be stored in horticulture / landscape development within the project site.	Top soil excavated during construction activities has been stored and shall be used for landscape development.
6	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	Will be complied.
7	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.	Landscape area to be provided on ground is 10% on virgin land as required. Also maximum native species has been proposed.
8	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 testing has been carried out. Soil monitoring report is enclosed. Ground water is not excavated for this project please refer <b>Annexure 2</b> For Soil Analysis Report
9	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.	Will be complied during construction stages.
10	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	No hazardous waste will be generated during the construction phase.
11	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 DG sets to be used is of 3 x 640 KVA, 1 x 380 KVA, 200 KVA complying to Environments (Protection) Rules prescribed for air and noise emission standards.
12	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	DG sets of 3 x 640 KVA, 1 x 380 KVA, 200 KVA will be used during construction phase. The storage of diesel will not be more than 50 lit at a time which will be stored in impervious tank. Since the quantity of diesel is less, no NOC is required for the same.
13	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate	Complied.

	and should conform to applicable air and noise emission standards and should be operated only during non peak hours.	
14	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 confirm to the stipulated standards by CPCB/MPCB.	Air and noise has been monitored and all the values are within the limits. Monitoring report is attached as <b>Annexure 2</b>
15	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100 km of Thermal Power Stations).	Fly ash is using for this project
16	Ready mixed concrete must be used in building construction	Will be complied
17	Storm water control and its re-use as per CGWB and BIS standards for various applications.	Appropriate Rain water harvesting system has been proposed for storm water management.
18	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Will be complied when the construction will start in full bloom.
19	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water will not be used for the project.
20	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. Discharged of this unused treated effluent, if any should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP.	Will be complied during/after execution of STP.
21	Permission to draw ground water shall be	NA

	obtained from the competent Authority prior to construction/operation of the project	
22	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing is proposed.
23	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	Will be complied while installation.
24	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows	Glass will be used in windows only.
25	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Will be complied at the time of installation
26	Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	Project proposed to use CFLs/TFLs for common lightning. Lighting power density in compliance with ECBC. Overall energy saving is 23.59 % (per day). Solar water heating system is also proposed to suffice the hot water requirement.
27	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB.	Will be complied at the time of installation. Before operation DG set approved by CPCB/EPA will be used.
28	Noise should be controlled to ensure that it does not exceed the prescribed standards.	Construction activity will not be carried out during night time. Noise monitoring



	During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.	report is attached as <b>Annexure 2</b>
29	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.	Traffic congestion will be avoided. Internal parking will be provided when the construction will be in full bloom.
30	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement	Will be complied at the time of installation.
31	The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The buildings have been planned with adequate distance for fresh air, light and ventilation.
32	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.	All the environmental practices will be monitored. An organizational set up will be formed to ensure the effective implementation of mitigation measures.
33	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.	Environmental clearance has been obtained from the Environment Department, Govt. of Maharashtra as per the Environmental Clearance issued vide EC Identification No. <b>EC21B038MH110654 &amp; File No. SIA/MH/MIS/202911/2021. dated 02/11/2021</b> attached as <b>Annexure 1</b> . If there is any deviation in proposal we will approach to SEAC/SEIAA.
34	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Complying. Six monthly compliance report has been submitted to regional office of MoEF, Nagpur
<b>S. No.</b>	<b>EC Condition for Post-Construction/Operation Phase</b>	<b>Reply</b>
1	Project proponent shall ensure completion of STP, MSW disposal. Will be complied. As committed no facility, green belt development prior to occupation of the buildings. As agreed	No Occupancy will be given unless all environmental infrastructures are installed and made functional.

	during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent are for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. prior certification from appropriate authority shall be obtained.	
2	Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Local authority should be ensure this. In case of any change(s) in the scope of the project, the project would require a fresh appraisal by this department.	Separate OWC has been proposed for management of wet waste.
3	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	Noted
4	A complete set of all the documents submitted to Department should be forwarded to the MPCB	Will be complied before giving the occupancy.
5	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department	In case of any change, a fresh appraisal will be made to Environment Department.
6	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards	Environment Management cell will be appointed for construction and operation phase.
7	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department	provision of funds allocated for environment protection measures/EMP along with item-wise breaks-up is made <b>for construction Phase</b> 1. <b>Air:</b> Erosion control Dust suppression measures & barricading 5 Lakhs 2. <b>Land:</b> Site Sanitation & Safety – 7.50 Lacs 3. <b>Environment management:</b> 1.20 Lakhs 4. <b>Health &amp; Safety:</b> Disinfection & health checkup – 1.50 Lakhs <b>For Operation Phase</b> <b>1 Sewage Treatment</b>

		<p>Plant 1 STP Rs. 62,05,000 /- Rs. 13,50,000 /-</p> <p><b>2 Rain Water Harvesting</b> 07 no's pits Rs. 1,50,000 /- Rs. 20,000 /-</p> <p><b>3 Solid Waste Management</b> 1 OWC Rs. 10,65,120 /- Rs. 1,91,580 /-</p> <p><b>4 Green Belt Development</b> 94 trees Rs. 11,60,777 /- Rs. 1,85,724 /-</p> <p><b>5 Energy details Solar system</b> Rs. 19,00,000 /- Rs. 1,00,000/-</p> <p><b>6 Environmental Monitoring</b> Rs. 8,90,000 /-</p> <p><b>7. Basement Ventilation:</b> Rs.12,70,093/- Rs. 63,504/-</p> <p><b>8 Bio Medical Waste:</b> Rs.1,00,000/-</p>
8	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 <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	Complied.
9	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.	six monthly compliance has been submitted. We will be regularly submitting half yearly compliance reports.
10	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the	Will be complied before handing over the occupancy.

	website of the Company by the proponent.	
11	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.	Will be complied before handing over the occupancy.
12	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions 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.	Will be complied during operation including phase.
13	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.	Will be complied during operation phase.
14	The environmental clearance is being issued without prejudice to Noted the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Noted

15	In case of submission of false document and non-compliance of Noted 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	Noted
16	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason	Noted
17	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF & CC Notification dated 29th April 2015.	Noted
18	In case of any deviation or alteration in the project proposed those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Noted
19	The above stipulations would be enforced among others under the Noted Water (Prevention and Control of Pollution) Act, 1974, the Air(Prevention and Control of Pollution) Act1 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.	Noted
20	Any appeal against this environmental clearance shall lie with the Noted National Green Tribunal, Van Vigyan Bhawan, Sec-5, R.K. Puram, New Delhi- 110 022, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act,2010	Noted

## 2. Datasheet

### Monitoring the Implementation of Environmental Safeguards Ministry of Environment, Forest & Climate Change

Integrated Regional Office, Nagpur

#### Monitoring Report Part – I DATA SHEET

1.	Project Type: River-valley / Mining / Industry /Thermal / Nuclear / Other (Specify)	Building & Construction Project  (Cat 8a, B2 as per EIA Notification 2006)
2.	Name of the Project	Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1
3.	Clearance Letter (s) / OM No. and date	EC Identification No. EC21B038MH110654 & File No. SIA/MH/MIS/202911/2021. dated 02/11/2021
4.	Location  a. District (s) b. State (s) c. Latitude d. Longitude	S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune  Latitude - 18.561289°N  Longitude - 73.951093 ° E
5.	Address for correspondence  a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers): & Address of Executive Project Engineer / Manager (with pin code/fax Numbers)	Name: Mr. Parag Kotwal  Address: S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune
6.	Salient features  a. Of the Project  b. Of the Environmental Management Plan	Total Plot Area: 4697.51 sq. m  Total Construction Area: 44566.25 sq. m  STP of total 115 KLD will be provided for the sewage generation of 113 KLD. Capital Cost: 62.05 Lakhs O & M: 13.50 Lakhs/year RWH Tank of total capacity: N/A Capital Cost: 1.50 Lakhs O & M: .0.20 Lakhs/year OWC: Dry waste of total capacity 335 kg/day

		Wet waste of total capacity 224 kg/day
7.	<p>Break up of the Project area</p> <p>a. Submergence Area: Forest &amp; Non Forest</p> <p>b. Others</p>	Not Applicable
	a. Total Plot Area	4697.51 sq. mt.
	b. Built - Up Area (Including Road)	44566.25 sq. mt.
	c. Open Space available	
	d. Green belt area	471.16 sq. m
8.	<p>Break up of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units &amp; both dwelling units &amp; agricultural land &amp; landless laborers/artisan</p> <p>a. SC, ST/Adivasis</p> <p>b. Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)</p>	Not applicable
9.	<p>Financial Details</p> <p>a. Project costs as originally planned &amp; subsequent revised estimates and the year of price reference.</p> <p>b. Allocations made for Environmental Management Plan with item wise &amp; year wise breakup.</p> <p>c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.</p> <p>d. Whether (c) includes the cost of Environmental Management as shown in the above.</p> <p>e. Actual expenditure incurred on the Project so far</p>	<p>Expansion Project Cost- Rs. 75 Cr.</p> <p>EMP Cost-</p> <p>Construction Phase:</p> <p>Rs 15,20,000/- Lakhs have been allocated for entire construction phase</p> <p>Operation Phase:</p> <p>Capital Cost- (in Lakhs) Rs. 1,18,50,990/-</p> <p>O &amp; M Cost- (in Lakhs) Rs. 28,00,808/-</p>

	f. Actual expenditure incurred on the Environmental Management Plan so far	
10.	<p>Forest land requirement</p> <p>a. The status of approval for diversion of Forestland for non-forestry use</p> <p>b. The Status of clearing felling</p> <p>c. The status of compensatory Afforestation programme in the light of actual field experience</p>	Not applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not applicable
12.	<p>Status of construction</p> <p>a. Date of commencement (Actual and/or Planned)</p> <p>b. Date of completion (Actual and/or Planned)</p>	----
13.	Reasons for the delay if the project is yet to start	Not Applicable
14.	<p>Dates of site visits</p> <p>a. The dates on which the Project was monitored by Regional Office on previous occasions, if any</p> <p>b. Date of site visit for this monitoring Report</p>	<p>Not Applicable</p> <p>Date of site visit for this monitoring Report :21/02/2022</p>
15.	<p>Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit.</p> <p>(The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)</p>	<p>EC Identification No. EC21B038MH110654 &amp; File No. SIA/MH/MIS/202911/2021. dated 02/11/2021</p>



# Annexure 1 - Environmental Clearance

ENVIRONMENTAL  
CLEARANCE



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

To,

The Director  
M/S. ONYX REALTY 1  
S. no. 57, Hissa no. 7/2A, 7/2B, Kharadi, Pune -411014

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/202911/2021 dated 11-Mar-2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC21B038MH110654</b>   |
| 2. File No.                                | SIA/MH/MIS/202911/2021  |
| 3. Project Type                            | New   |
| 4. Category                                | B2  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                         | Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1. |
| 7. Name of Company/Organization            | M/S. ONYX REALTY 1  |
| 8. Location of Project                     | Maharashtra   |
| 9. TOR Date                                | N/A   |

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

Date: 02/11/2021

(e-signed)  
Manisha Patankar Mhaiskar  
Member Secretary  
SEIAA - (Maharashtra)

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

*This is a computer generated cover page.*



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/202911/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Onyx Realty 1,  
S. no. 57, Hissa no. 7/2A &  
7/2 B, Kharadi, Pune.

Subject : Environment Clearance for Proposed Commercial Building at S. no. 57,  
Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1.

Reference : Application no. SIA/MH/MIS/202911/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 123<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 231<sup>st</sup> Part B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/211071/2021
2	Name of Project	Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1.
3	Project Category	Category 'B2', Activity 8(a)
4	Type of institution	Private
5	Name of Project Proponent	Name: Mr. Parag Kotwal Address: S. no. 587, Shop no. 23, Vastushree Complex, Bibwewadi, Pune. Mobile number: 9822280556
6	Name of Consultant	JM EnviroNet Pvt Ltd NABET acc no- NABET/EIA/2023/RA 0186 Validity- 07/02/2023
7	Applied for	New
8	Details of Previous EC	NA
9	Location of the project	S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune
	Taluka	Haveli
	Village	Kharadi
	District	Pune
10	Latitude & Longitude	Latitude – 18.561289°N Longitude - 73.951093 °E
11	Total Plot Area (m <sup>2</sup> )	4697.51 sq. mt.
12	Deductions (m <sup>2</sup> )	34.88 sq. mt.
13	Net Plot area(m <sup>2</sup> )	4662.63 sq. mt.
14	Proposed FSI area (m <sup>2</sup> )	23079.9 sq. mt.

15	Proposed Non FSI area (m <sup>2</sup> )		21486.33 sq. mt.
16	Proposed Total Built-up Area (FSI & Non-FSI) (m <sup>2</sup> )		44566.25 sq. mt.
17	Total built up area (m <sup>2</sup> ) approved by planning authority till date		44566.25 sq. m Sanction no. CC/2202/20 dated 30.03.2021
18	Total constructed area on site		NA
20	Total Project Cost (Rs.)		Rs. 75 Cr
21	CER as per MoEF & CC circular dated 01/05/2018		The CER has been Prepared. The total cost of CER is 1.7 Cr ( 1.5 % of Total project cost)
22	Number of buildings & its configuration:		
	S. No.	Building Name	Configuration
	1	Commercial building	Basement 2 (Part – Services plant room)+ Basement parking 1+ Gr n 1st floor- Shopping Floors + 2nd to 7th Floor – Parking Floors + 8th to 16th – office Floors
			Height (m) 62.70 m
23	Number of tenants and shops		Commercial building
	Number of expected residents/users		Commercial floating population : 2795
24	Water Budget		
	Dry Season (CMD)		Wet Season (CMD)
	Fresh water(CMD):	69.87	Fresh water(CMD): 69.87
	Recycled water Flushing(CMD):	56	Recycled water-Flushing(CMD): 56
	Recycled water-Gardening (CMD):	05	Recycled water-Gardening (CMD): 00
	Swimming pool makeup(Cum):	0	Swimming pool makeup(Cum): 0
	Total Water Requirement(CMD)	131	Total Water Requirement(CMD) 126
	Waste water generation (CMD)	113	Waste water generation (CMD) 113
25	Water Storage Capacity for Firefighting /UGT (m3)		200 KLD
26	Source of water		PMC, Pune
27	Rain Water Harvesting (RWH)	Level of the Ground water table:	Post monsoon 3.00 meter Pre monsoon 8.00 meter
		Size and no of RWH tank(s) and Quantity:	NA
		Location of the RWH tank(s):	NA
		Quantity of recharge pits:	02 Nos. (1 for Roof top & 1 for surface run off)
		Size of recharge pits :	2m ×2m×2m and collection chamber 1m ×1m×1m

			Dimensions of recharge bore well 175mm diameter depth 60 meter and depth of perforated or slotted casing 6 meter
	Details of UGT tanks if any:	UGT Domestic (cum) Flushing (cum) Fire (cum)	105 cum 89 cum 200 cum
28	Sewage and Waste water	Sewage generation in CMD:	113 CMD
		STP technology:	MBBR
		Capacity of STP (CMD):	115 CMD
29	Solid Waste Management during Construction Phase	Total waste- 20 kg/d Dry waste- 12 kg/d Wet waste- 8 kg/d	
	Solid Waste Management during Operation Phase:	Type	Quantity (kg/day)
		Dry waste:	335 kg/day
		Wet waste:	224 kg/day
		Hazardous waste:	NA
		Biomedical waste	Negligible
		E-Waste	7.6 kg/day
		STP Sludge (Dry)	06 kg/day
			Treatment/disposal
			Handed over to Swach
			OWC of capacity 250 kg/day proposed
			NA
			As per guidelines by Competent authority
			Handed over to Swach
			Used as manure after OWC Treatment
30	Green Belt Development		
	Total RG area (m2):	471.16 sq. mt.	
	Existing trees on plot	10 no.	
	Number of trees to be planted	73 no.	
	No of trees to be cut	00	
	Number of trees to be transplanted	00	
31	Power Requirement		
	Source of power supply:	MSEDCL	
	During Construction Phase: (Demand Load)	50 KW	
	During Operation phase (Connected load):	3684 KW, 4093 KVA	
	During Operation phase (Demand load):	2675 KW, 2972 KVA	
	Transformer:	2 x 1250 KVA & 1 x 1000 KVA	
	DG set:	3 x 640 KVA, 1 x 380 KVA, 200 KVA	
	Fuel used:	HSD	
32	Details of Energy saving:		

S. no	Energy Conservation Measures		Saving%	
1	Total Savings		20.59 % + 3.0 % (Solar PV)	
33	Environmental Management Plan budget during Construction Phase			
S. No	Attributes	Parameter	Total Cost per annum ( Rs. In Lacs)	
1	Air	Erosion control – dust suppression measures and barricading	Rs. 5,00,000 /-	
2	Land	Site Sanitation & Safety	Rs. 7,50,000 /-	
3	Environment management	Environmental Monitoring	Rs. 1,20,000/-	
4	Health & safety	Disinfection and Health Check-ups	Rs. 1,50,000 /-	
Total			Rs. 15,20,000/-	
34	Environmental Management Plan budget during Operation phase			
S. No	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. In Lacs/yr)
1	Sewage Treatment Plant	STP of 115 KLD based on MBBR technology	Rs. 62,05,000 /-	Rs. 13,50,000 /-
2	Solid Waste Management	OWC of capacity 250 kg/day	Rs. 10,65,120 /-	Rs. 1,91,580 /-
3	Bio-medical waste	-	Rs. 1,00,000/-	-
4	Rain Water Harvesting	02 no. of RWH pits	Rs. 1,50,000 /-	Rs. 20,000 /-
5	Green Belt Development	73 no. of trees proposed	Rs. 11,60,777 /-	Rs. 1,85,724 /-
6	Energy	Solar PV panels	Rs. 19,00,000 /-	Rs. 1,00,000 /-
7	Environmental Monitoring	Environmental Monitoring	-	Rs. 8,90,000/-
9	Basement Ventilation	Exhaust Fans	Rs. 12,70,093 /-	Rs. 63,504 /-
Total			Rs. 1,18,50,990 /-	Rs. 28,00,808 /-
35	Traffic Management			
	Type	Required as per DCR	Actual provided	Area
	4-wheeler	274	338	10540
	2 – wheeler	962	1210	2420
36	Details of Court cases / litigations w.r.t. the project and project location if any.		NA	

3. The proposal has been considered by SEIAA in its 231<sup>st</sup> Part B meeting. SEIAA noted that, proposal is a new construction project 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. It is noted that, PP provided only two recharge pits; PP to provide additional recharge pits.
2. PP to submit the co-ordinated layout.
3. PP to explore to provide refuge area on right side also.
4. PP to ensure that, there will be sufficient fire hydrant system provided in the basement.
5. Committee noted that, STP is proposed in basement; PP to ensure that aeration tank should be open to sky.
6. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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 dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 23079.92 m<sup>2</sup>, Non-FSI- 22670.98 m<sup>2</sup>, Total BUA-45750.90 m<sup>2</sup>. (Plan approval-CC/2202/20, dated-30.03.2021).

**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. 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.
- XVII. 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.
- 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.
- XIX. 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.
- 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 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 <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.



# Annexure 2- Monitoring Report of Water, Air Soil & Noise



**GREEN ENVIROSAFE**  
Engineers & Consultant Pvt Ltd.

Survey No-1405/06, Mayuri Residency, Shop No-16, 2nd Floor, Sanaswadi, Tai-Shirur, Pune-412208.  
Mob-+ 9545084620 | E-mail:gesec12@gmail.com | www.greenenvirosafe.co.in  
CIN No. : U74900PN2013PTC149666

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

Ambient Air Quality Monitoring Report		
<b>Name of Client &amp; Address:</b>  Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1	Sample Code	GESEC/PRO/2023/11/8916
	Sample Location	Near Main /Entry Gate
	Sample Collected By	Green EnviroSafe
	Sample type	Ambient Air
	Date of Sampling	06.11.2023
	Time of Sampling	10:30 am.
	Sampling Duration	08 Hrs.
	Analysis Date	07/11/2023 to 09/11/2023
	Reporting date	10/11/2023

Sr. No.	Parameter	Result	Unit	NAAQ Standards	Standard Method
1	Ambient Temperature	30	°C		Standard RTD Elements
2	Relative Humidity	40	% RH		Solid-state Capacitive Sensor
3	Sulphur Dioxide (SO <sub>2</sub> )	68	µg/M <sup>3</sup>	≤ 80	IS : 5182 (Part 2)-2001
4	Oxides of Nitrogen (NOx)	38.86	µg/M <sup>3</sup>	≤ 80	IS : 5182 (Part 6)-2006
5	Particulate Matter PM <sub>10</sub>	82.20	µg/M <sup>3</sup>	≤ 100	USEPA (40 CFR Ch.-1)Appendix J to Part 50
6	Particulate Matter PM <sub>2.5</sub>	40.16	µg/M <sup>3</sup>	≤ 60	USEPA (40 CFR Ch.-1)Appendix L to Part 50
7	Carbon Monoxide (CO)	BDL	mg/M <sup>3</sup>	≤ 04	IS : 5182 (Part 10)-1999

**REMARKS / OBSERVATIONS:**

- All above results are within National Ambient Air Quality Standards.
- BDL = Below Detectable Limit

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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### Ambient Noise Monitoring Report

<b>Name of Client &amp; Address:</b>  Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1	<b>Sample Code</b>	GESEC/PRO/2023/11/8916
	<b>Sample Collected By</b>	Green EnviroSafe
	<b>Sample type</b>	Noise
	<b>Date of Sampling</b>	06.11.2023
	<b>Reporting date</b>	10/11/2023
	<b>Instrument Details</b>	Sound Level Meter, Sr. No.16990147 Calibrated on -07.11.2023, Due on -10.11.2023

Sr. No.	Test Location	Readings	Unit
		Day Time 12:30 pm. Onwards	
1	Near Main/Entry Gate	52.0	dB(A)
2	Near DG Set	56.0	dB(A)

#### REMARKS / OBSERVATIONS:

- **Limits:** Maharashtra Pollution Control Board has prescribed 55 dB (A) as an upper limit of Noise Level during day time and 45 dB (A) during night time.

#### AMBIENT NOISE LEVEL STATNDARDS

Category of Area	Limits in dB (A) Leq	
	Day Time (6.00 am to 10.00 pm)	Night Time (10.00 pm to 6.00 am)
Industrial Area	75	65
Commercial Area	65	55
Residential Area	55	45
Silence Zone	50	40

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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Test Report		
Name of Client & Address:  Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1	Sample Code	GESEC/PRO/2023/11/8916
	Sample Name	Drinking Water Sample
	Sample Collected By	Green EnviroSafe
	Method for Sampling	IS:3025 Part -1
	Sample Type	Drinking Water
	Sample Collected On	06.11.2023
	Sample Received on	06.11.2023
	Analysis Date	07/11/2023 to 09/11/2023
	Reporting Date	10/11/2023
Sample returned /stored	Stored at 4°C for 1 week from the date of reporting	

Sr. No.	Parameter	Result	Limits as per IS 10500-2012	Unit	Standard Method
<b>Physical Parameter</b>					
1	E. Conductivity	189.33	--	µS	IS: 3025 Part-04 (R.A : 2002)
2	Total Dissolved Solids	310.64	<500	mg/lit	IS: 3025 Part-05 (R.A : 2002)
3	Turbidity	0.70	<1.0	NTU	IS: 3025 Part-10 (R.A : 2002)
4	Colour	4.22	<5	Hazen	IS: 3025 Part-16 (R.A : 2006)
5	Odour	Agreeable	Agreeable	--	IS: 3025 Part-04 (R.A : 2002)
<b>Chemical Parameter</b>					
1	pH	6.10	6.5-8.5	--	IS: 3025 Part-11 (R.A : 2002)
2	Total Hardness	115.50	<200	mg/lit	IS: 3025 Part-14 (R.A : 2002)
3	Total Alkalinity	102.56	<200	mg/lit	IS: 3025 Part-21 (2009)
4	Chloride	120.76	<250	mg/lit	IS: 3025 Part-23 (R.A : 2003)
5	Sulphate	108	<200	mg/lit	IS: 3025 Part-32 (R.A : 2003)
6	Residual Chlorine	Nil	>0.2	mg/lit	APHA :22 <sup>nd</sup> edition -(4500- SO <sub>4</sub> <sup>2-</sup> E)
7	Calcium	55.40	<75	mg/lit	IS: 3025 Part-02 (2004)
8	Magnesium	16.60	<30	mg/lit	IS: 3025 Part-02 (2004)
9	Iron	Nil	<0.3	mg/lit	IS: 3025 Part-02 (2004)
<b>Microbiological Testing</b>					
1	Total Coliform	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)
2	<i>E.coli</i>	< 2	Absent	MPN/100ml	IS: 1622 (R.A : 1996)

Note : For *E.coli* and Coliform <2 can be considered as Absent

> The tests marked with an \* are not accredited by NABL

REMARKS / OBSERVATIONS: All above parameters are within limits as per IS: 10500(2012) standards.

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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Test Report		
<b>Name of Client &amp; Address:</b>  Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1	Sample Code	GESEC/PRO/2023/11/8916
	Sample Name	Soil Sample
	Sample Collected By	Green EnviroSafe
	Method for Sampling	--
	Sample Type	Soil
	Sample Collected On	06.11.2023
	Sample Received on	06.11.2023
	Analysis Date	07/11/2023 to 09/11/2023
	Reporting Date	10/11/2023
Sample returned /stored	Stored at room temp. for 1 week from the date of reporting	

Sr. No.	Parameter	Result	Unit
<b>Physical Parameter</b>			
1.	Moisture Content	10.3	percent
2.	Organic Matter	7.8	percent
3.	Particle Size Distribution	Sand 10	percent
		Silt 50	percent
		Clay 14	percent
<b>Chemical Parameter</b>			
1.	pH (1:5)	7.6	-
2.	Electrical Conductivity	108	µS/cm
3.	SAR Ratio	0.80	--
4.	Total Nitrogen	101.85	mg/kg
<b>Elemental Testing</b>			
1.	Potassium (as K)	30.76	mg/kg
2.	Phosphorous (as P)	68.0	mg/kg
3.	Iron (as Fe)	0.70	mg/kg
4.	Copper (as Cu)	2.75	mg/kg

ANALYZED BY- 		AUTHORIZED SIGNATORY 
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-----End of Report-----



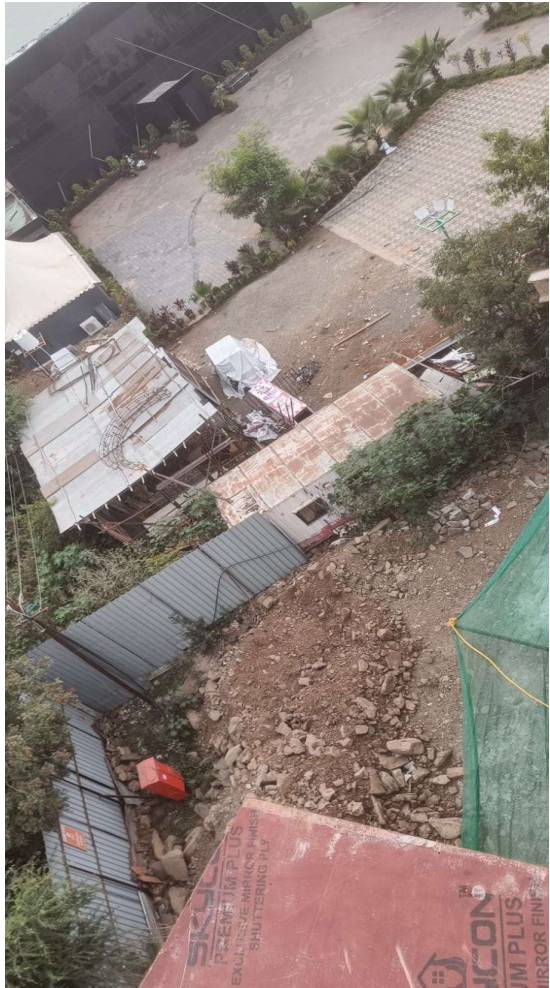
# **Annexure 4 – Site Photos & Site Status**

## **Site Status**

**RCC work till the 3rd floor is completed**

## **Site Photos**









## Annexure 5 – Drainage NOC

कार्यकारी अभियंता कार्यालय  
मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका  
जावक क्र. :- ४७२  
दिनांक :- ०७/०६/२०२१

प्रति,  
मे. ओनिक्स रियालिटी  
श्री पराग मोहन कोतवाल  
स.नं.५७/७/२अ +५७/७/२ब  
खराडी पुणे.

यांजकडेस...

विषय : पुणे पेठ खराडी ता.हवेली स.नं.५७/७/२अ +५७/७/२ ब खराडी,या  
मिळकती मधील नियोजित बांधकामासाठी इनव्हायरमेंटल क्लियरन्ससाठी ड्रेनेज विभागाकडून  
प्रोव्हीजनल दाखला मिळणेबाबत.

संदर्भ : आपले पत्र आ.क्र.२१७ दि.०५/०५/२०२१

महोदय,

आपण आपले बांधकामाचे नकाशे व अर्ज दाखल केल्यावरून कळविण्यात येते की, आपण पुणे पेठ  
खराडी ता.हवेली स.नं.५७/७/२अ +५७/७/२ ब खराडी, या मिळकतीसाठी ड्रेनेज डेव्हलपमेंट चार्जेस  
महानगरपालिका नियमानुसार ठरविणेत येतील त्याप्रमाणे भरणेचे मान्य केले आहे. तसेच सदर प्रस्तावात खालील  
बाबी प्रस्तावीत केलेल्या आहेत.


१	मिळकतीचे क्षेत्रफळ	-	४६९७.५१ चौ.मी.
- २	बिलटप ऐरिया (एफ.एस्.आय + नॉन एफ.एस्.आय)	-	२३०७९.९२ चौ.मी. + २२६७०.९८ चौ.मी. = ४५७५०.०९ चौ.मी
३	इमारतीची संख्या आणि उंची	-	इमारत १ = उंची ६७.०० मि.
४	निवासी सदनिका संख्या	-	कमर्शिशअल
५	व्यापारी गाळे	-	-
६	मान्य नकाशा प्रत	-	आहे
७	जा.क्र.CC/२२०२/२० दि.३०/०३/२०२१	-	आहे.
८	आवश्यक पाणी पुरवठा	-	१२६.०० KLD
९	तयार होणारे मैलापाणी	-	११३.०० KLD
१०	सिवरेज टिंटमेंट प्लॅटची आवश्यक क्षमता	-	११३.०० KLD
११	सिवरेज टिंटमेंट प्लॅटची प्रस्तावित क्षमता	-	११५.०० KLD
१२	एस.टी.पी डिझाईन ची ड्राईंग व अहवाल	-	-
१३	मंजूर/प्रस्तावित नकाशात एस.टी.पी दर्शविलेला आहे का? असल्यास मोजमापे	-	नियोजित नकाशात दर्शविला आहे.
१४	पाण्याचा पुर्णवापर करण्याच्या उपाययोजना	-	टॉयलेट ,गार्डन, फ्लशिंग व इत्यादी
१५	जागेवर एस.टी.पी. च्या अनुषंगाने सुरक्षेच्या दृष्टीने केलेल्या उपाय योजना	-	-
१६	विकसनकर्ता यांचे र.रु.५००/- स्टॅम्प पेपरवर हमीपत्र	-	आहे.


वरील प्रमाणे संदर्भ क्र.१ अन्वये प्रस्ताव दाखल केलेला आहे. त्या अनुषंगाने मलनिःसारण विभागामार्फत खालील अटीस अधिन राहून नियोजित बांधकामासाठी ड्रेनेज विभागाचा अंतरिम पर्यावरण ना हरकत दाखला देण्यात येत आहे.


- १) सदर इमारतीचे बेसमेंटचे कनेक्शन म.न.पा मलनिःसारण नलिकेस जोडू नये.
- २) पावसाळ्यातील पाण्याची बोअरवेल घेऊन पाणी जिरवण्याची व्यवस्था स्वतंत्रपणे करणेत यावी.
- ३) सदर प्रकल्पासाठी ( 115 KLD ) घमी प्रतिदिन क्षमतेचा मैलाशुध्दीकरण केंद्र बांधण्यात यावे.
- ४) मैलाशुध्दीकरण प्रकल्पातील प्रक्रिया केलेले पाणी Gardening Flushing साठी वापरण्यात यावे. सदर पाण्याचा वापर पिण्यासाठी करू नये तसेच प्रक्रियायुक्त पाण्याचा पुर्नवापर करून उर्वरित पाणी (over flows) म.न.पा च्या परवानगीशिवाय जोडण्यात येऊ नये, अथवा नाले/पावसाळी लाईन यामध्ये सोडण्यात येऊ नये.
- ५) प्रस्तुत प्रकल्पासाठी वरील संदर्भात नमूद केलेल्या ईसी व महाराष्ट्र पोल्युशन कंट्रोल बोर्ड यांचेकडील कन्सेंट टू ऑपरेट लेटर इ. प्राप्त करण्याची जबाबदारी व सदर मधील क्षमतासह इतर सर्व अटी बंधनकारक राहतील.
- ६) पुणे महानगरपालिका आरोग्य उप विधी मधील तरतुदी बंधनकारक राहतील.
- ७) मंजूर नकाशाची प्रत या कार्यालयास सादर करावी या अटीवर प्रोव्हीजनल दाखला देण्यात येत आहे.

विशेष अट :- १) प्रक्रिया केलेले सांडपाण्याचा पुर्नवापर इमारतीच्या अंतर्गत टॉयलेट फ्लशिंग गार्डनिंग इ. करावा.

विषयांकित मिळकतीमधील अस्तित्वातील मलवाहिनी जोडाकरीता भविष्यात प्रस्ताव दाखल केल्यानंतर त्या परिसरातील अस्तित्वातील म.न.पा च्या मलवाहिनीस जोडणेस स्वतंत्रपणे मंजूरी घेणे आवश्यक आहे. तरी सदरचे नाहरकत प्रमाणपत्र पर्यावरण दाखल्यासाठी देणेत येत आहे.

  
कनिष्ठ अभियंता  
मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

  
उप अभियंता  
मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

  
प्र. कार्यकारी अभियंता  
मलनिःसारण देखभाल व दुरुस्ती  
पुणे महानगरपालिका

# Annexure 6 – Water NOC



कार्यकारी अभियंता कार्यालय  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका  
जायक क्र १६६  
दिनांक १/६/२१

## PROVISIONAL ENVIRONMENT CERTIFICATE

प्रती,  
ऑनिक्स रियल्टी १ तर्फे श्री पराग मोहन कोतवाल  
स.न.५८७, शॉप नं.२३,  
वास्तुश्री कॉम्प्लेक्स,  
बिबवेवाडी, पुणे ३७

विषय :- ऑनिक्स रियल्टी १ तर्फे श्री पराग मोहन कोतवाल, यांनी स.न.५७/७/२अ+५७/७/२ब, खराडी,  
पुणे येथील होणाऱ्या नियोजित व्यवसायिक प्रकल्पासाठी पर्यावरण नाहरकत प्रमाण पत्रासाठी पाणी पुरवठा  
विभागाचे अभिप्राय बाबत.

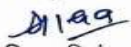
संदर्भ :- बंडगार्डन पाणी पुरवठा, आ. क्र.११६ दि. ०७/०५/२०२१.

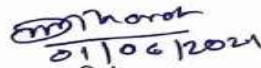
संदर्भाकीत पत्रान्वये विषयांकीत नियोजित प्रकल्पास पर्यावरण नाहरकत पत्र मिळणेसाठी पाणी पुरवठा विभागाचा ना-हरकत  
दाखल्याची मागणी आपण केली आहे. सदर प्रकल्पासाठी ६९.८७ के.एल.डी. इतक्या पाण्याची गरज असल्याचे संदर्भाकीत पत्रात  
नमूद केले आहे.

त्या अनुषंगाने खालील १ ते १४ अटींचे आधीन राहून पाणी पुरवठा विभागाचा ना-हरकत दाखला देत आहोत.

- १०) विषयांकीत मिळकतीवरील प्रकल्पास भोगवटा पत्र प्राप्त झाल्यानंतर भोगवटा असणाऱ्या प्रकल्पास यांचे प्रमाणात पाणी  
पुरवठा करणे करीता नळजोड प्रस्ताव सादर करणार.
- ११) विकसकाने स्वखर्चाने मनपाचे सुचनेनुसार जलवाहिनी विकसित करणार.
- १२) एस.टी.पी बाबत स्वतंत्र माहिती खात्यास सादर करणार व त्याद्वारे पुर्नवापर होणाऱ्या पाण्याबाबतचा सविस्तर तपशील  
देणार.
- १३) जागेवर बांधकाम चालू करणेपूर्वी मिळकतीमधील मनपाच्या नळजोडावरील थकबाकी भरून सदर नळजोड बंद करणार.
- १४) इमारतीचे पिण्याचे पाणी, वापराचे पाणी व फलशिंगचे पाणी इ.कारणासाठी प्रत्येक प्रकल्पातील सदनिका/ऑफीसेस साठी  
स्वतंत्र व्यवस्था करणार.
- १५) सदर प्रकल्पाकरीता पाण्याचे उपलब्धेनुसार होणारा पाणी पुरवठा वगळता जादा पाण्याची व्यवस्था विकसक स्वतःकरावी  
लागेल.
- १६) अंतर्गत वापरण्यात येणा-या फिटींग्ज डिस्चार्ज ५ लिटर प्रति मिनिटापेक्षा कमी ठेवणार.
- १७) सर्व कामे सक्षम कन्सलटंट यांचेकडून डिझाईन करून त्यांचे सुपरव्हिजन अंतर्गत पुर्ण करणार.
- १८) व्यापारी पाणी वापरासाठी स्वतंत्र संपवेल बांधणार.
- १०) तत्कालीन पाण्याच्या परिस्थितीनुसार मनपा कडील नियमानुसार व धोरणानुसार या पुढील कार्यवाही तत्कालीन  
वेळी निश्चित करण्यात येईल.
- ११) भोगवटा पत्र प्राप्त झाल्यानंतर व भोगवटा पत्राच्या सदनिका/ऑफीसेसच्या प्रमाणात त्यावेळच्या प्राप्त धोरणानुसार  
पाणी पुरवठा उपलब्ध केला जाईल.
- १२) ले आऊट मनपा मान्य झाल्यानंतर सी.सी. ची एक प्रत व ले आऊटची एक प्रत खात्यास सादर करावी लागेल.
- १३) प्रस्तुत प्रकरणी सदर परिसरात आजमितीस 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.
- १४) सदर प्रकरणी अपुऱ्या पाणी पुरवठ्याबाबत विकसक हे खात्याकडे सादर केलेल्या हमीपत्रास (नोटरी  
आरती व्ही. काळे यांचे नोटरी रजिस्टर क्र ८१८/२०२१ दिनांक १९/०५/२०२१ ) अधीन राहणार आहे.

कळावे.

  
कनिष्ठ अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

  
०१/०६/२०२१  
उप अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

  
कार्यकारी अभियंता  
बंडगार्डन पाणी पुरवठा  
पुणे महानगरपालिका

## Annexure 7 – SWACH NOC



Date:08 June 2021

To,  
Onyx Realty  
Shop no 23, Vastushree Complex , Hyde Park Road, Near Market Yard , Pune 411037

Sub: - Facilitating Solid Waste Management at your Commercial "Onyx Bizmark 57" S.no 57, Hissa No. 7/2A and 7/2b Kharadi, Pune 411014.

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 and non-recyclables: 335 Kg/day, E Waste--229.8Kg/Month) from your registered project "Onyx Bizmark 57" situated at, S.no 57, Hissa No. 7/2A and 7/2b Kharadi, Pune 411014 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: 280 Kg/Day**) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

08 June 2021

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 Road Ward Office, Above SBI (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



महाराष्ट्र MAHARASHTRA

2020

21 MAY 2021

BC 022022

अनु.क्र. 3503 दि. 21/05/2021 मु.शु.रकम 500/-  
 वस्ताचा प्रकार Agreement  
 वस्त नोंदणी करणार आहेत का? होय/नाही.  
 मिळकतीचे पत्रांन Onyx Realty  
 मुद्रांक विकत घेणाऱ्याचे नांव  
 पत्ता बिल्डिंग 30  
 दुसऱ्या पक्षकाराचे नांव  
 हस्ते व्यक्तांचे नांव व पत्ता सौ. सविता प्रदिप निरम  
 मुद्रांक विकत घेणाऱ्याची सही 400/02, चोरपडे पेठ, पुणे-42

दरिद्र कोषागार अधिकारी  
 19 MAY 2021  
 प्रथम मुद्रांक लिपी  
 कोषागार पुणे करिदा

**AGREEMENT**

This Agreement ("Agreement") is entered into as on / /2021

**Between**

M/s. Onyx Realty 1, a registered Partnership Firm having its registered office at S. No. 587. Shop No. 23 ,Vastushree Complex , Bibvewadi , Pune – 411 037, (herein after referred to as the "Developer") Party No.1

**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 "Onyx Bizmark 57" situated at S.No 57/7/2A and 57/7/2B , (herein after referred to as the "said Site").

*[Signature]*  
 सविता सहकारी संस्था मर्यादित  
 Reg. No. PNA(1)GNL/0182/07-08

*[Signature]*

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 335Kg/Day, E waste – 229.8 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. Onyx Realty 1

Through Parag Mohan Kotwal

  
(Developer) 

SWaCH Cooperative,

Through Atul Kadam

  
  
Reg. No. PNA (1) GN/ 0/132/182-05  
Party

## Annexure 8: Aviation NOC

Tele : 079-23242700/ 7740

### Regd Post

CATCO Office  
HQ SWAC, IAF  
VSN, Chiloda  
Gandhinagar,  
Gujarat-382042

SWAC/S 2551/4/1/ATC

27 May 2020

✓ ONXY REALTY 1,  
Through Mr. Parag Kotwal & Others,  
1193, Sukhrawar Peth, Subhash Nagar,  
Ganga Smruti Apartment Lane No. 3, Pune - 02  
Ph : 9822280556

### NOC FOR CONSTRUCTION OF BUILDING

Sir,

1. Please refer your application on the subject.
2. The application has been examined within provisions mentioned under Section 5(2) of Gazette of India GSR 751 (E) read in conjunction with Sub Section (1) Clause (o) & Clause (r) of Sub Section 2 of Section 5 read with Section 9 A of Aircraft Act 1934, Works of Defence Act 1903 and other relevant orders on the subject. HQ SWAC has "No - Objection" for construction of building for a height of **51.35 M AGL or 621.55 M AMSL** (including all projection) at Survey No. 57/7/2A, 57/7/2B of Kharadi, Taluka- Haveli, Distt - Pune (Maharashtra) **subject to following conditions:**

- (a) The NOC is for construction of building and cannot be used as document for any other purpose / claim whatsoever, including ownership of land.
- (b) The applicant is responsible to obtain NOC/ all statutory clearances from **AAI / State Govt / Municipalities / any other concerned authorities** including approval of building plans. Clearance shall also be obtained separately from any other Defence Establishment in the vicinity of proposed construction.
- (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structure. However, at any stage, if it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
- (d) The issue of the NOC is further **subject to the provisions of Sec 9 A of the Indian Aircraft Act 1934** and those of any notifications issued there under from time to time **including the Aircraft (Demolition of Obstruction caused by buildings and trees etc) Rules, 1994.**
- (e) Vertical extent (highest point) of the building proposed at coordinates mentioned below **shall not exceed 51.35 M AGL or 621.55 M AMSL, whichever is lower. No extension or structure permanent or temporary (e.g. Cranes, Antennas, Mumtee, Lightening Arresters, Lift machine room, Overhead water tank, Cooling towers, Sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.**

Pillar No	Latitude	Longitude	Site Elevation
1	18°33'38.44" N	73°57'2.88" E	567.2 M AMSL
2	18°33'39.39" N	73°57'2.79" E	567.2 M AMSL
3	18°33'40.44" N	73°57'2.67" E	568.2 M AMSL

4	18°33'42.55" N	73°57'2.46" E	570.2 M AMSL
5	18°33'42.81" N	73°57'4.54" E	566.6 M AMSL
6	18°33'40.63" N	73°57'4.79" E	565.5 M AMSL
7	18°33'37.29" N	73°57'5.04" E	564.4 M AMSL
8	18°33'37.25" N	73°57'4.49" E	565.7 M AMSL
9	18°33'38.51" N	73°57'4.37" E	566.3 M AMSL

(f) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(g) A proper garbage disposal system in accordance with the provisions of **Solid Waste Management Rules, 2016 / Gazette Notification SO 1357 (E) (Para 4) or Environment (Protection) Act, 1986** including amendments shall be adhered to by the applicant prior to the construction of building. The same needs to be confirmed and given as undertaking in commencement certificate, as it is for the purpose of avoiding bird activity. The garbage/waste disposal plan shall be shown to the Air Officer Commanding or his nominated representative at AF Station Pune on installation or whenever demanded.

(h) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time during or after the construction of the building.

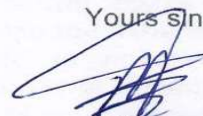
(j) The commencement and completion certificate on construction including installation of obstruction lights shall be intimated to AOC, AF Station Pune. Failure to render these certificates by the applicant within the stipulated time shall lead to cancellation of NOC.

(k) The NOC is valid only for **five years** from the date of its issue. If the building is not constructed and completed within this period, the applicant shall be required to obtain a fresh/ extension of NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

(l) The applicant shall obtain necessary security clearances from MHA/IB prior to employing any foreign national at the site.

(m) The NOC will be null and void if the construction is found to be in deviation from the submitted proposal and the event of non-adherence to the above mentioned conditions.

Yours sincerely

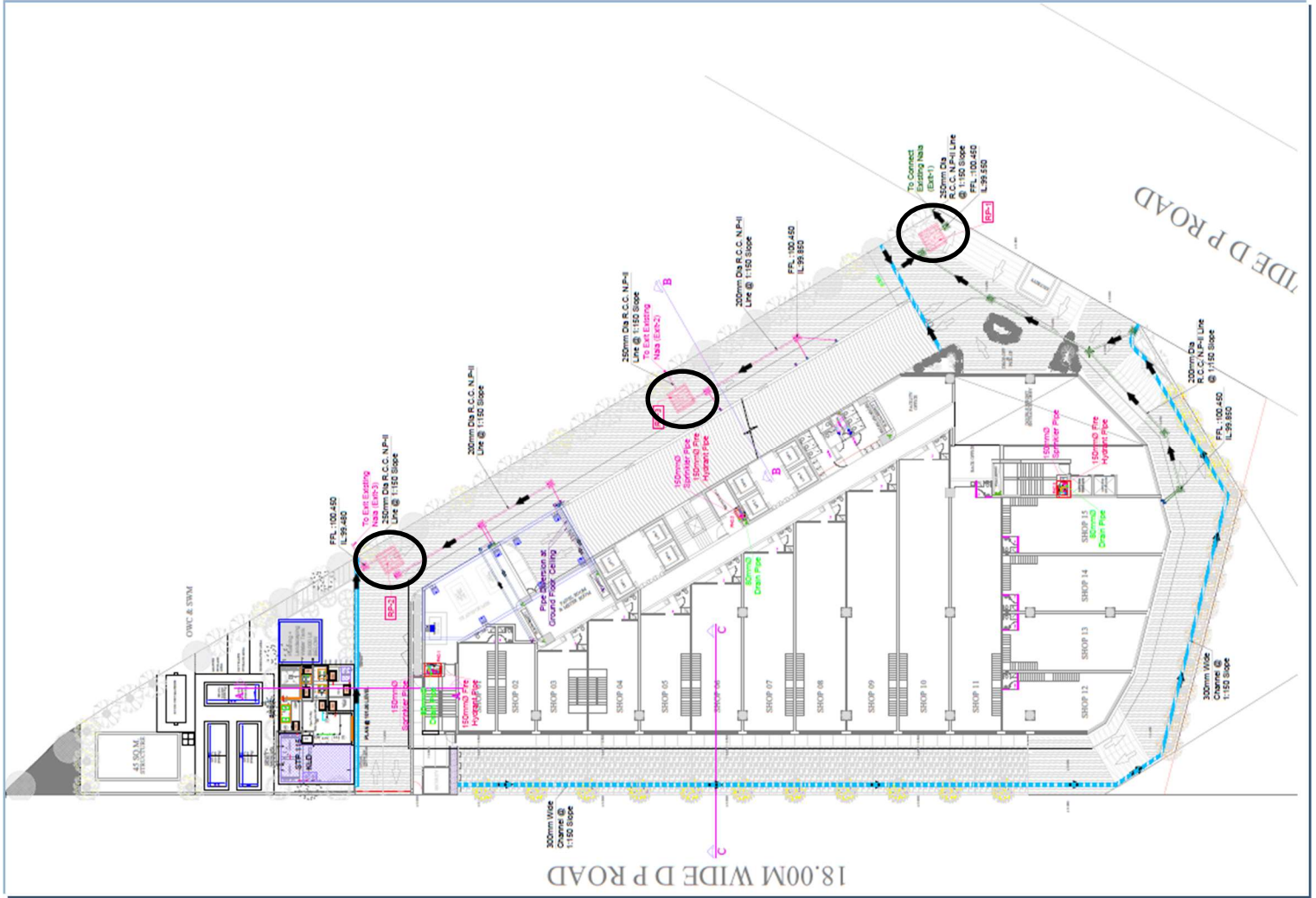


(M Tomar)  
Group Captain  
Command ATC Officer



# Annexure 9: EC Conditions Reply

## Additional Number of Recharge Pits provided

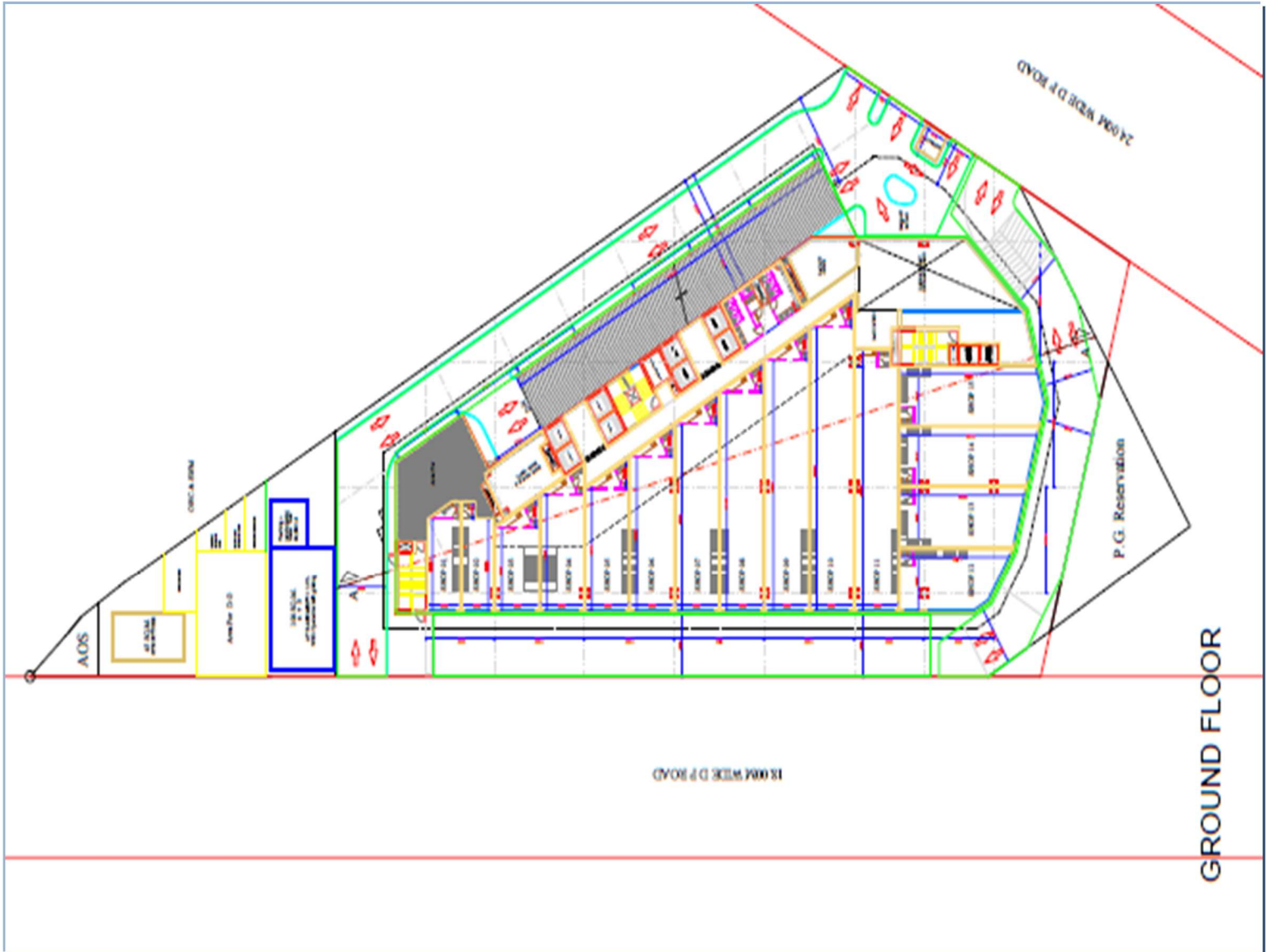


Number of Recharge Pits required as per Hydro-geological report: 02 pits

Number of Recharge Pits provided: 03 nos 



# Fire Tender Movement Layout



Fire Tender movement on 6 M driveway with 9.00 m turning radius 

Refuge floor on 6<sup>th</sup>, 10<sup>th</sup> & 14<sup>th</sup> floors 

LMR	COOLING TOWER
TER	L.A=13070 SQ.FT. + 8800 SQ.FT. TERRACE
15	L.A=33366 SQ.FT.
14	L.A=33035 SQ.FT.
13	L.A=33547 SQ.FT.
12	L.A=34080 SQ.FT.
11	L.A=34544 SQ.FT.
10	L.A=35019 SQ.FT.
9	L.A=35418 SQ.FT.
8	L.A=35736 SQ.FT. + 1737 SQ.FT. TERRACE
7-P	185nos. 2-WHLRS + 43nos. 4-WHLRS
6-P	170nos. 2-WHLRS + 43nos. 4-WHLRS
5-P	170nos. 2-WHLRS + 43nos. 4-WHLRS
4-P	170nos. 2-WHLRS + 43nos. 4-WHLRS
3-P	170nos. 2-WHLRS + 43nos. 4-WHLRS
2-P	170nos. 2-WHLRS + 43nos. 4-WHLRS
UG	L.A=3664 SQ.FT. +18456 SQ.FT.
G	L.A=7994 SQ.FT. +22637 SQ.FT.
B1	175nos. 2-WHLRS + 80nos. 4-WHLRS
B2	PLANT ROOM

Refuge floor on 6<sup>th</sup>, 10<sup>th</sup> & 14<sup>th</sup> floor



Refuge area required: 315.3 sq. m

Refuge area provided: 378.18 sq. m

# Fire NOC



Office of the Chief Fire Officer  
Pune Municipal Corporation  
Out W.No : FB/ 1939  
Date : 7/9/2021

( KRD / 0016 / 19 )

To,  
Chinmay Y.Kale Architects,  
Shukrawar, Pune.

**Sub:- Fire NOC For Getting Environment Clearance from the "State Environment Impact Assessment Authority, Govt. of Maharashtra" for Commercial Building project At S. No. 57/7/2A +57/7/2B, Kharadi, Pune.**

- Ref:- i) This office's Provisional Fire Noc Out W.No. FB/424, Dt.07.05.2021.  
ii) E.C. Submission Dt.11.03.2021. (Proposal No.SIA/MH/MIS/202911/2021)  
iii) Your office's Application Dt. 31/08/2021.

Dear Sir,

As per the above reference (i) this office had issued the Provisional Fire NOC for the commercial building in respect of fire prevention and protection measures. Details of the building (height, built up area and use of the building) was as below.

Table - 1

Building Name	Heigh( Mtrs)	Built up area(in Sq.Mtrs)	Propose Use Of The Building
---	22.10 Mtrs.	3829.96 Sq.Mtrs.	Commercial Purpose

As per the above reference (ii) purpose of getting E.C. certificate for the project by the "State Environment Impact Assessment Authority, Govt. Of Maharashtra".

As per the above reference (iii), you are requesting for Fire Dept.'s clearance for extending height and built up area of the building. The proposal (propose height, use & built up area of building ) will be as below as per the application, height and built up area on the plot mentioned in subject check list and architectural drawings submit to this office under reference (iii) above.

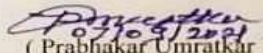
Table -2

Building	Heigh( Mtrs)	Built up area(in Sq.Mtrs)	Propose Use Of The Building
----	59.35 Mtrs	22770.43 Sq.Mtrs.	Commercial 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.4663, Dt. 03.09.2021, Rs.91,550/-.

Consider the above and scrutinized the building plans submitted to this office under reference (iii) 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.

**This clearance is giving only for the purpose of 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.**

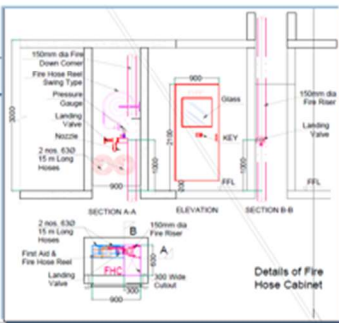
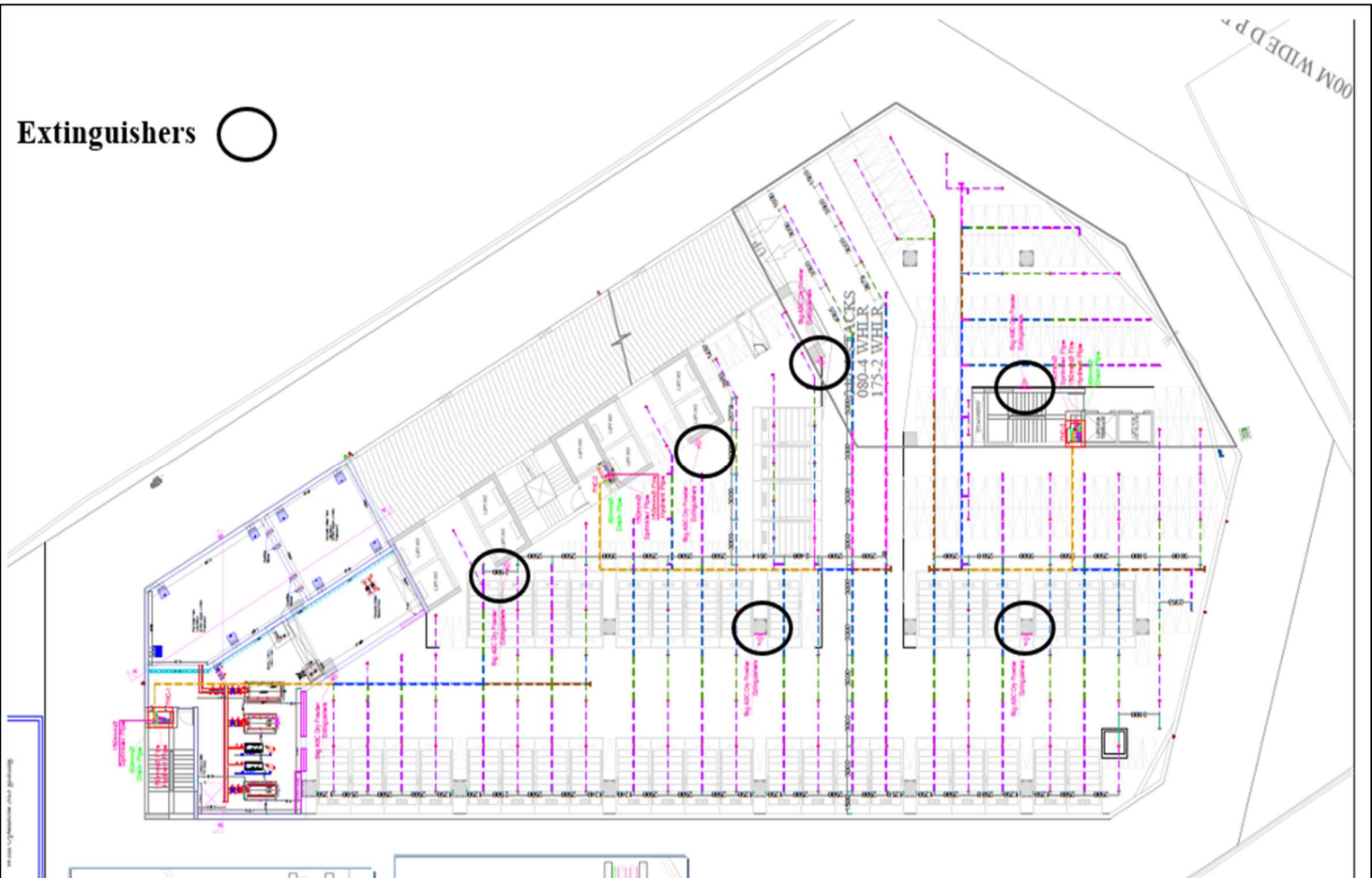
  
( Prabhakar Umrakar )  
Station Duty Officer  
Fire Brigade Dept., PMC

  
( Prashant D. Ranpise )  
Chief Fire Officer  
Pune Municipal Corporation

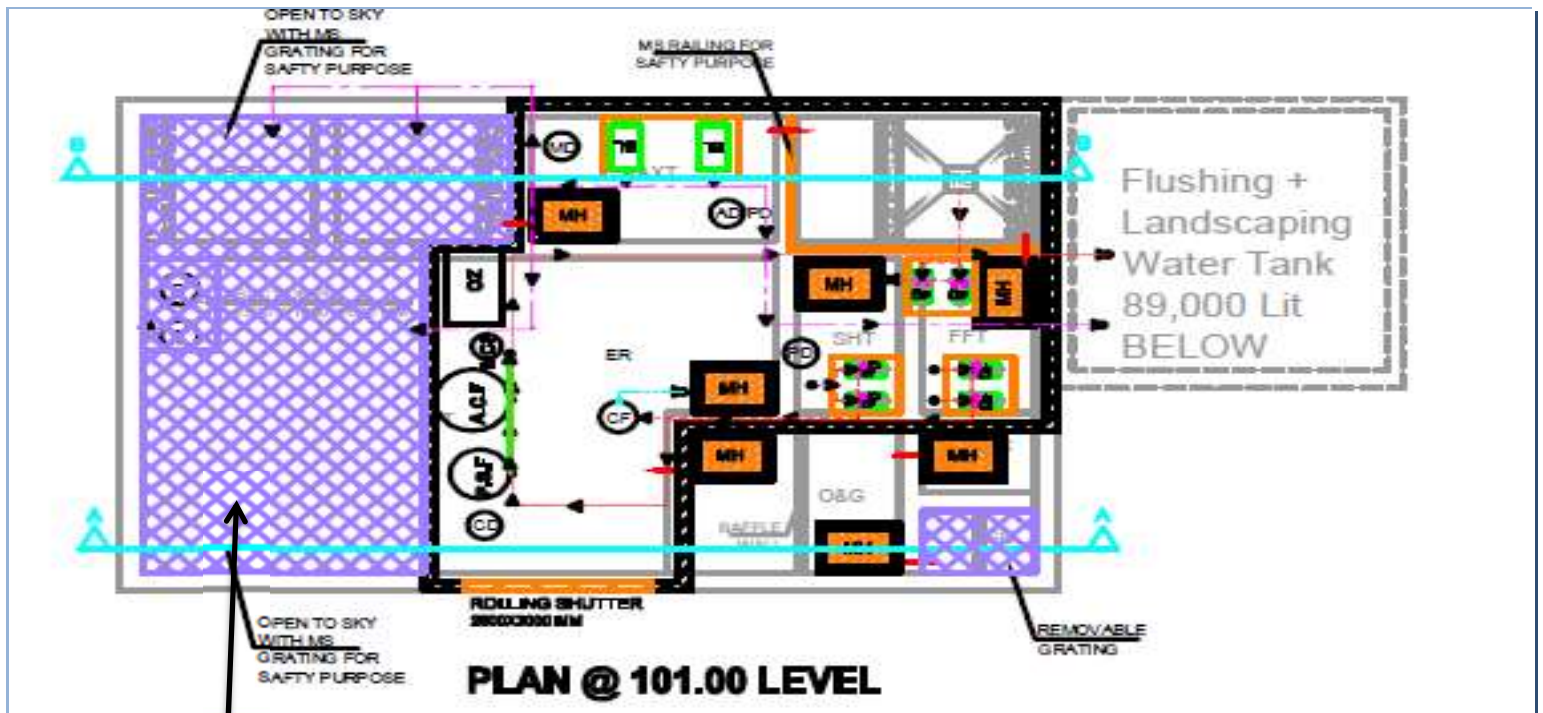
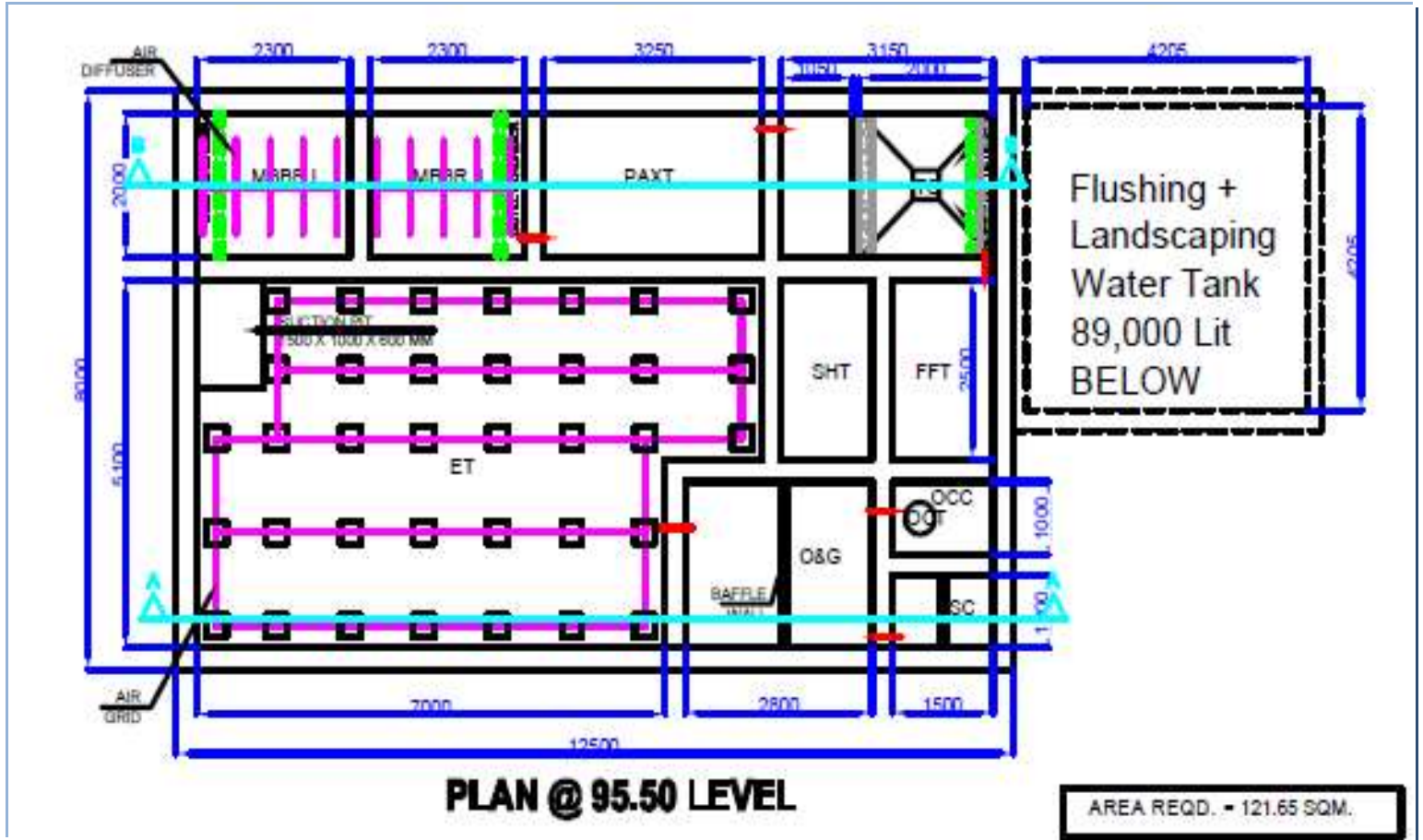
Encl: Layout & Section plans of the proposal with stamped.



# Extinguishers



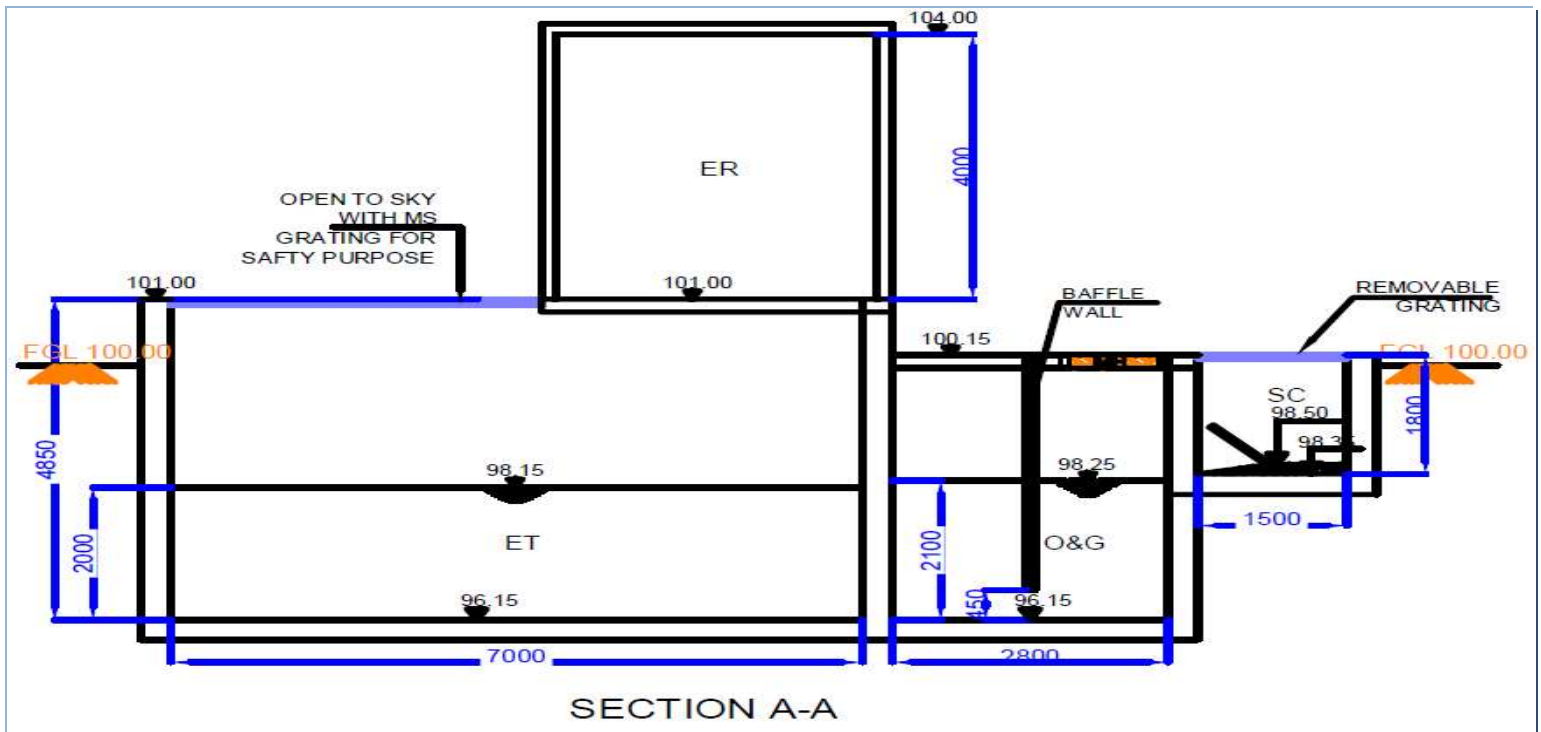
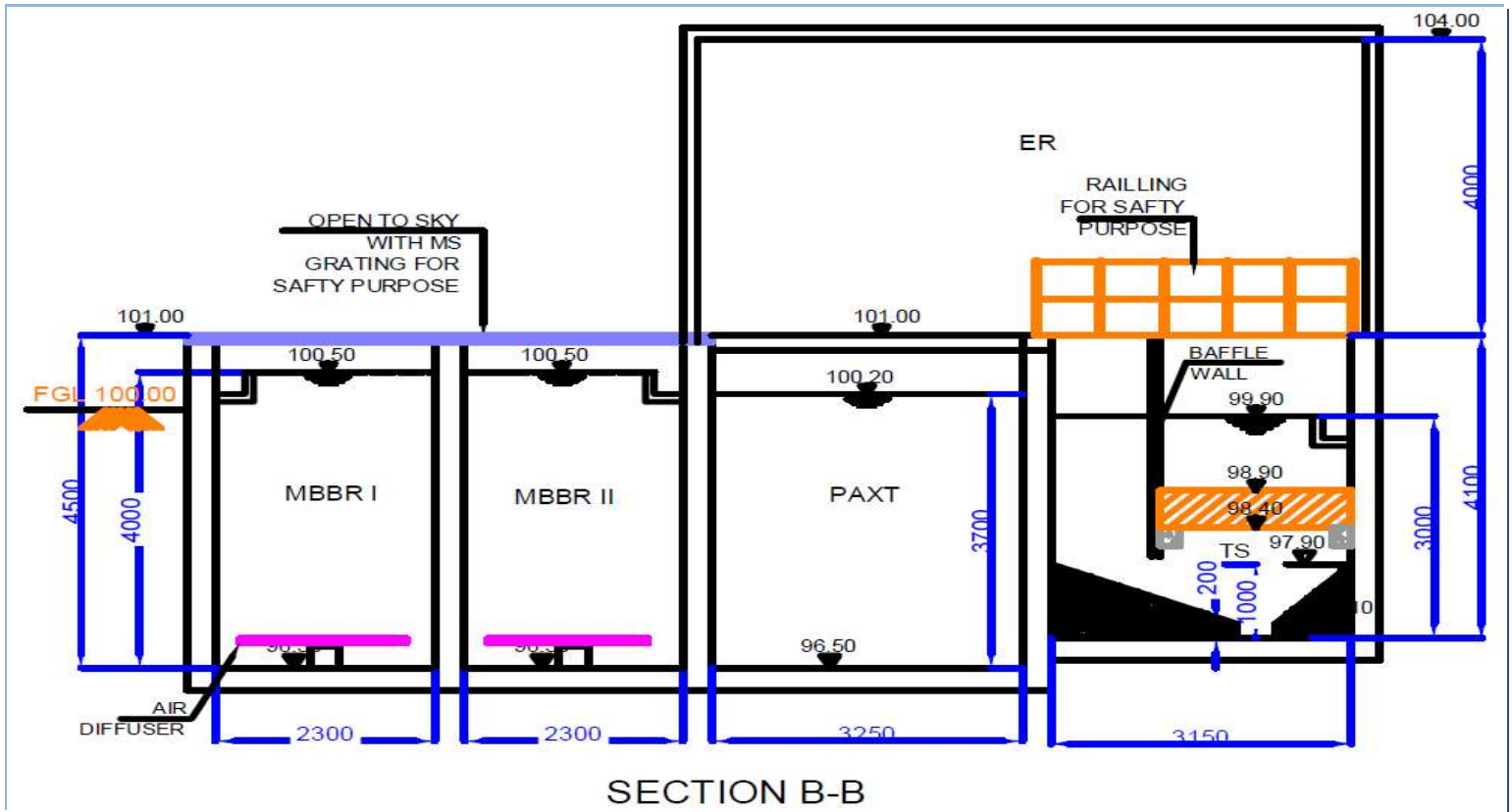
# STP Plan (Open to Sky)



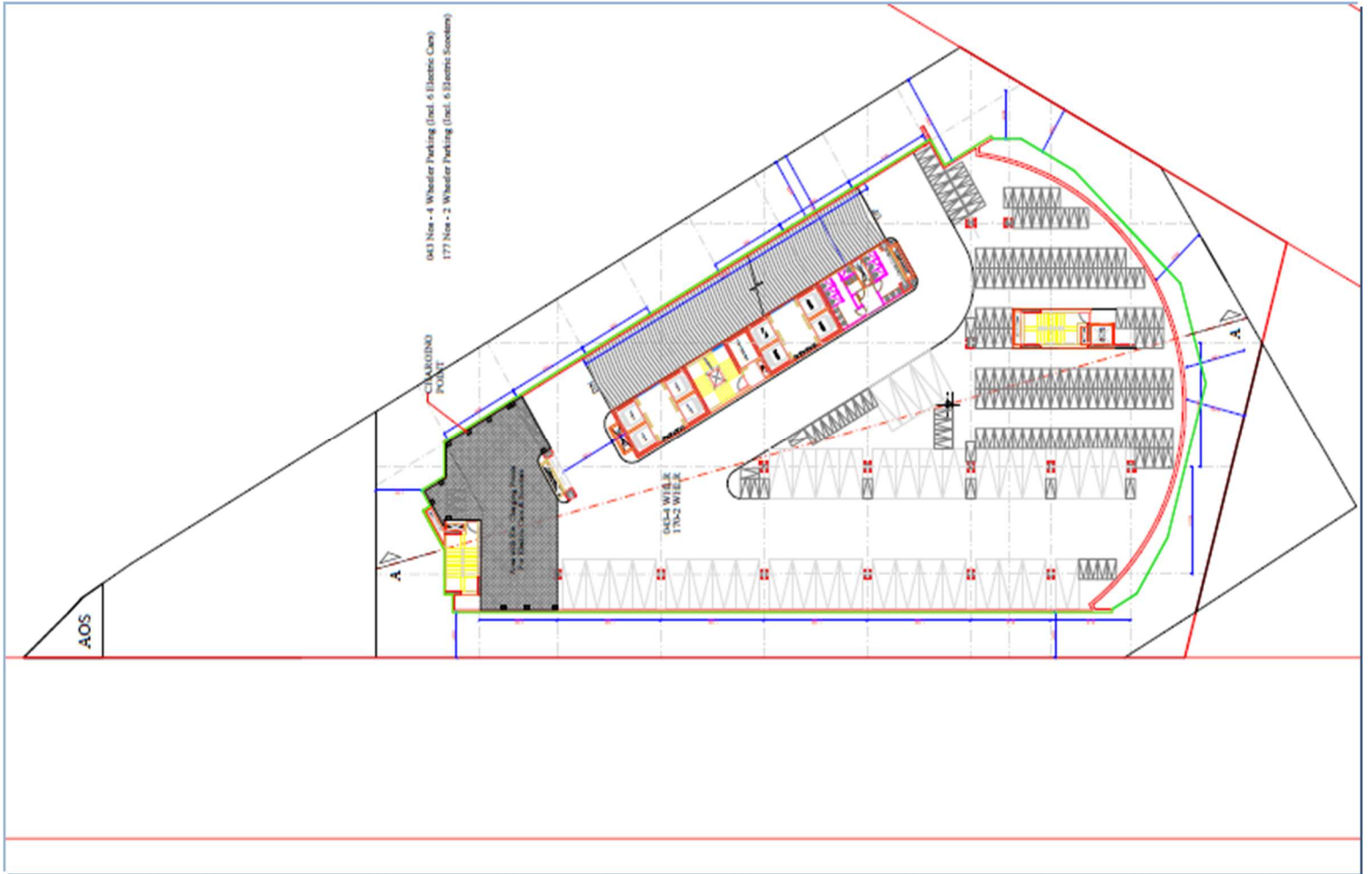


Open to sky

Section showing Aeration/Reaction tanks open to sky with openable MS gratings :



# Electric Charging Facility



Area provided with Electric charging points for Cars & Scooters

# Commitment by PP for the provision of Electric Charging Points for Parking



Onyx Realty 1

To,  
The Chairman  
SEAC III, Maharashtra State  
Environment Department  
Govt. of Maharashtra  
Mumbai

**Subject - Commitment by PP to provide electric charging points at suitable places in parking to cover a minimum 25 % of total parking provided in Proposed Commercial Building at S. no. 57, Hissa no. 7/2A & 7/2 B, Kharadi, Pune by M/s. Onyx Realty 1.**

Respected Sir,

This is with reference to above mentioned subject; we have made the provision of electric charging points at suitable places in all parking levels to cover a minimum 25 % of total parking provided in the project. The plan showing the location of charging points is attached here with this letter of commitment.

We request you to consider this commitment and grant the Environmental Clearance to our project.

Thanking You.

Yours Sincerely,

For M/s. Onyx Realty 1

Mr. Parag Kotwal

## Annexure 10 – Newspaper Advertisement

### जाहीर नोटीस

आम्ही, ऑनिक्स रियल्टी १, पत्ता :- स.नं. ५८७, शॉप नं. २३, वास्तुश्री कॉम्प्लेक्स, बिबवेवाडी, पुणे - ४११०३७. याद्वारे जनतेस कळवू इच्छितो की, महाराष्ट्र सरकारच्या पर्यावरण मंडळाने आमच्या स.नं. ५७, हिस्सा नं. ७/२अ व ७/२ब, गाव खराडी, ता. हवेली, जिल्हा पुणे, महाराष्ट्र येथील नियोजित वाणिज्य प्रकल्पास दि. १३ ऑक्टोबर २०२१ रोजी दिलेल्या EC Identification No EC21B038MH110654, EC File NO. SIA/MH/MIS/202911/2021 अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिलेली आहे. सदर मान्यता पत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रक मंडळ यांच्या कार्यालयात, तसेच पर्यावरण विभाग, महाराष्ट्र शासन यांच्या <http://parivesh.nic.in> या संकेतस्थळावर उपलब्ध आहे.

**ONYX REALTY 1, S.No.587, Shop No 23, Vastushree Complex, Bibwewadi, Pune-411037**