

Date: 1st June 2025.

To,
The Additional Director(s),
Regional Office (WCZ),
Ministry of Environment,
Forest & Climate Change,
Ground floor, East Wing,
New Secretariate Building,
Civil Lines, Nagpur – 440001,
Maharashtra

Sub: Submission of Six-monthly compliance (Jan to Jul 25) for Proposed Commercial Building Project “Commercial project” at S.No. 60/5, Kharadi, Taluka- Haveli, Pune by M/s. Raisoni Properties.

Ref: Environment Clearance No. SIA/MH/INFRA2/433741/2023 Dated 8 February 2024.

Respected Sir,

With reference to the above subject, we are submitting the point wise compliance status to various stipulations laid down by the Ministry of Environment and Forest in its Environment Clearance No. SIA/MH/INFRA2/433741/2023 Dated 8 February 2024, along with the necessary enclosure and annexure.

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

Thanking you,
Yours Sincerely,

For, **M/s. Raisoni Properties.**
For Raisoni Properties


- **Partners**
Authorized Signatory

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CURRENT STATUS OF WORK (June -2025)

Project Name - Proposed Commercial Building Project “Commercial project” at S.No. 60/5, Kharadi, Taluka- Haveli, Pune by M/s. Raisonni Properties.

Sr. No.	No. of Buildings	Status	Status of the Environmental Management Facilities
1	A	Plith Completed & 1 st Slab Completed	STP, OWC & Transformer Yet to start D.G -working

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

PART B

POINT WISE COMPLIANCE

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisoni Properties.

PART B:

2. Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter SIA/MH/INFRA2/433741/2023 Dated 8th February 2024 are as follows:

Sr. No	Condition	Status
	SPECIFIC CONDITIONS	
A)	SEAC Condition	
(i)	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	Noted and adhered
(ii)	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted and adhered
B)	SEIAA Condition	
I	PP has provided mandatory RG area of 600 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same	Noted and adhered
II	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 adhered
III	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted and adhered
IV	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.	Noted and adhered
V	SEIAA after deliberation decided to grant EC for-FSI- 38219.57m2, Non FSI- 32270.85 m2, total BUA- 74490.51 m2. (Plan approval No- Zone 1/5984, dated 01.01.2024) (Restricted as per approval)	Noted and adhered
	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.	Noted and adhered
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.	Noted and adhered

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisoni Properties.

Sr. No	Condition	Status
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.	For Construction Building: Used oil of DG sets is handed over to recyclers.
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.	Yes noted and we will provided a sanitation facilities for construction workers.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Noted and adhered
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Best practices to reduce water demand during construction phase will be adopted.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted.
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.	Not Applicable
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.	Noted and adhered
X	The Energy Conservation Building code shall be strictly adhered to.	Noted and adhered
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	The top soiled will be used in landscaped developing within the 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.	Noted and adhered
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 analysis report is attached Annexure 3
XIV	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) of Tees Act, 1975 as Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and adhered

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
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Sr. No	Condition	Status
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	Used oil of DG sets will be handed over to recyclers
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.	For Construction Phase- Vehicle are allow during early morning hours or late evening hours when traffic in the area is less (7.30 p.m to 5.30 a.m) Standard of construction vehicles are checked regularly including.
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.	Incremental pollution loads on the ambient air and noise quality are being closely monitored. Air & Noise monitoring reports are attached as Annexure
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.	Noted and adhered.
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 sexarate environment cell /designated person.	It is being followed.
B)	Operation phase:-	
I	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.	Yes, we were collecting separately dry/solid waste. The personnel handling ‘yellow’ and ‘black’ bags shall be provided with personal protective and sufficient disinfectant at both the point of generation and disposal. And disposal for land filling after recovering recycle material.

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
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Sr. No	Condition	Status
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste will be periodically handed over to authorized vendors for recycling.
III	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.	Treated water from stp will be used for irrigation of plantation/green belt and for flushing. This will reduce the demand for fresh water for irrigation as well as flushing. Excess treated water will be connected to common drainage line of pune municipal corporation
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.	Noted and adhered
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.	Noted and adhered
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.	There will be no traffic congestion near the entry and exit points from the roads. Parking will be fully internalized and no public space will be being utilized.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and adhered
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.	Not applicable

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
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Sr. No	Condition	Status
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and adhered
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.	Separate funds are allocated for implementation of EMP during construction phase and Operation phase. Find attached EMP report in annexure.
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	Complied. Advertise in local newspaper was circulated and attached in annexure.
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.	It is being followed
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.	Noted & Adhere
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, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted & Adhere
C)	General EC Conditions:-	
I	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Noted and adhered

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisoni Properties.

Sr. No	Condition	Status
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.	Yes, Received Consent To EstablishFormat1.0/CC/UAN No.0000174688/CE/2312000867 Date- 08/12/2023
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.	Environmental clearance has been obtained from the MoEF as vide their ref SIA/MH/INFRA2/433741/2023 Dated 8 th February 2024.
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.	It is being followed.
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.	Noted and adhered.
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 SELAA 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.	Noted and adhered
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.	Not applicable
Sr. No	Condition	Status

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
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4	The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act	Noted and adhered.
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.	Noted and adhered.
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.	Noted and adhered.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per ELA Notification, 2006, amended from time to time.	Noted
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.	Noted and adhered.
9	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted and adhered.

Please find all the above mentioned in order and kindly acknowledge the receipt of the same.

Thanking you,

Yours Sincerely,

For M/s. Raisonni Properties

Authorized Signatory

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

ENCLOSURE NO. I

**DATA SHEET IN FORMAT WITH PART – I,
PART – II & PART - III**

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisoni Properties.

Ministry of Environment & Forest
Western Region, Regional Office, Nagpur.
PART – I
DATA SHEET

Date: 01/06/2025.

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	Expansion project
2.	Name of the project		:	“Proposed Commercial Building Project M/s. Raisoni Properties” By M/s. Raisoni Properties
3.	Clearance letter (s)/ OM No. and Date		:	SIA/MH/INFRA2/433741/2023 Dated 8 th February 2024.
4.	Location		:	
	a.	District (S)	:	Pune
	b.	State (s)	:	Maharashtra
	c.	Latitude/ Longitude	:	Latitude - 18°33'17.71''N Longitude - 73° 56 '58.49''E
5.	Address for correspondence		:	
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	Name of Company: M/s. Raisoni Properties Name: Mr. Piyush Raisoni Designation: Owner Address: Time Square, Office no-207,Satara road, Pune
6.	Salient features		:	
	a.	of the project	:	PART –I
	b.	of the environmental management plans	:	PART –II
7.	Break up of the project area		:	Total Plot Area- 6000 Sqm. Total Built Up Area-70,658.81 Sqm.
	a.	submergence area forest & non-forest	:	Not applicable
	b.	Others	:	Not Applicable
8.	Break up of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan		:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference :		
	1.	Total Cost of the Project	:	Rs. 168.40 Cr.
	b.	Allocation made for environmental management plans with item wise and	:	PART –III

**“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisoni Properties.**

		year wise Break-up.		
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	:	--
	d.	Whether (c) includes the cost of environmental management as shown in the above.	:	Yes
	e.	Actual expenditure incurred on the project so far	:	---
10.	Forest land requirement		:	Not Applicable
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, it any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information		:	Not Applicable
12.	Status of construction		:	Attached as Annexure
	a.	Date of commencement (Actual and/or planned)	:	01/06/2023
	b.	Date of completion (Actual and/or planned)	:	Work in Progress
13.	Reasons for the delay if the Project is yet to start		:	Not Applicable
14.	Dates of site visits		:	
	a. Date of site visit for this monitoring report		:	2/5/2025
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)		:	--

“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisoni Properties.

PART I

PROJECT DETAILS

Name & Location	:	“Proposed Commercial Building Project M/s. Raisoni Properties” at S.no.60/5, Kharadi, Pune, Maharashtra.
Total no. Of workers to be employed during the construction phase.	:	100
Total Project cost	:	Rs. 168.40 Cr
Project infrastructure	:	
	:	Total Plot Area: 6000 Sq.m. Total Construction Area: 70,658.81 Sq. m.
Water Requirement and Sources	:	(depending upon the activity) During Operational Phase - From PMC Water: 95 m ³ / day Recycled water-72 m ³ / day
Power	:	During Construction Phase - D.G Set – 125 KVA Operational Phase - From MSEDCL Connected load- 5554 KW Maximum Demand- 4169KVA D.G Sets - 1 No’s of 2000 KVA 2 No’s of 1750 KVA
Gaseous emissions	:	Pollutants like SPM, SO ₂ may arise from emissions from DG Sets will be connected to an appropriately designed vent.
Solid waste from: Garbage: Operation Phase 1. Dry 2. Wet 3. E-waste	:	 565 kg /day. 377 kg/day 10.32Kg/day

PART II

ENVIRONMENT MANGEMENTPLAN

M/s. Raisonni Propeeties proposes to establish Expansion Commercial Building. The Project is coming up in at S.no.60/5, Kharadi, Pune, Maharshtia.

The issues likely to develop at various stages of the project e.g. preconstruction, construction & operation could be addressed by preparing a compatible environmental management plan (EMP) & its effective implementation. During study it is to be considered all the environmental attributes such as air, water, noise solid waste & socio-economic aspects etc.

The main aim of environment management plan is to conserve the resources minimize the waste generation, treatment of waste & recycling of material.

Also incorporates vegetation & landscapes of open area & also the post project quality monitoring.

Environmental management plan (EMP) is aimed at mitigating the possible adverse impact of a project & for ensuring to maintain the existing environmental quality. The EMP converses all aspects of planning, construction & operation of the projects, which are relevant to environment. It is essential to implement the EMP right from the planning stage and then continuing it throughout the construction & operations stage. Therefore the main objective of the EMP is to identify the projects specific activities that would have to be considered for investigation of the significant adverse impacts & the mitigation measures required.

During study of the environmental attributes it was seen that all the aspects would be considered to promote the better development in case of future aspects of projects as well as environmental aspects.

1. Water Management:

Sewage Treatment

Objective of Sewage treatment should be

- To treat sewage so that it can be re-used for toilet flushing/gardening.
- Balance water should be let out to Municipal sewer drain line.

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- In order to treat the sewage effectively, MBBR Types sewage treatment is recommended:
- Treated sewage should be a reused the maximum extent for toilet flushing.
- The excess treated water should be let out to the nearest corporation sewer line along with road.

Description of treatment facility

The MBBR system is the nature’s way of handling wastewater and is based on Ecological Engineering. The typical sewage treatment envisaged for the construction of STP looking over all the Aspects of reliability & techno economic feasibility study for the proposed building unit will be Moving Bed Bio Reactor (MBBR). The wastewater is processed by this ecosystem which converts the impurities trapped in the biofilters into stable components followed by a polishing tertiary treatment. The final treated water meets the pollution board norms & can be reused for gardening / irrigation / construction / toilet flushing, etc.

Features of the design:

Capacity of the plants: 156 KLD

Treated effluent quality: Treated effluent meets the most stringent of the standards Compact and Elegant: The system elegantly designed with the particular emphasis on compactness, aesthetics and ergonomics.

Parameters	Unit	Inlet Water Quality	Treated water quality
pH	NA	6.0-8.5	5.5-9.0
Oil & Grease	mg/l	10-20	<10
BOD	mg/l	200-500	<10
COD	mg/l	350-450	<60
TSS	mg/l	150-200	<10
Nitrate	mg/l	15-16	<10
Dissolved PO ₄	mg/l	13-15	<5
Fecal Coliform	MPN/100L	Nil	Nil
Total Nitrogen	mg/l	120	<50

Odor free Environment: The system designs ensures and odor free environment unlike competing systems.

Residuals:

Excess sludge from the biological treatment process is dewatered in filter place. This is preferred to other sludge drying methods for the following reasons:

- Saves 80 - 90% on electricity
- Easy to operate - only gardener level operator required
- Hence, saves 80 - 90% on O & M cost

[about Rs. 3-5/- per cu.m.]

- Payback within 4 – 5 years!
- No problem of flow fluctuations
in holidays / vacations
- No secondary sludge
- Resembles a beautiful garden!

Environmental Impacts and Life Cycle Assessment

- Positive environmental impacts.
- Use of a treated water for toilet flushing and the resulting water conservation
- As the operation is essentially soundless, no adverse noise impacts will be created

B) Rain water harvesting:

Rainwater Harvesting facilities will be created at the project site in the form of aquifer recharge. However, water requirement for the project will not be met from groundwater.

Such rainwater harvesting system should have two-fold objective:

- 1) To utilize rain water available on the plot in direct way or indirect way to reduce the load on water supply system.
- 2) To minimize the storm water drainage load to avoid water logging locally as well as on larger scale.

Run off calculation:

Level of Ground Water Table	25-32M below ground level. No. of recharge pits with bore well : 4 nos Size of recharge pit: 2.0 m x 2.0 m x 2.0 m
Percolation Pits not provided	
Budgetary allocation (Capital cost and O&M cost)	
Capital cost	Rs.4.00 lac
O&M cost	Rs0.40Lakhs

AIR POLLUTION CONTROLE

DURING CONSTRUCTION PHASE:

The project will contribute in higher dust level during construction phase. The concrete will be made from outside source of Ready Mix Plant. The debris and utilized construction material and earth from the construction site shall be removed immediately to recycle within the project so that no nuisance dust is generated due to wind. Construction activities shall not be allowed at night.

The site being influence by winds would result in quick dispersal of the pollutants and thereby the impacts due to NO_x and SO₂ emissions during the construction will be negligible. Therefore, considering all the air pollutants, it is not expected that air emission due to construction will exceed air quality standards (NAAQS)

Precautions, which would be taken to reduce dust generation during construction phase, are mentioned as follows:

- Concrete supplied from an outside source involves trucks carrying cement, gravel, sand travelling to site and may cause dust emission thus ready mix concrete carried in enclosed container will be used as it is better option compared to onsite batch mixing. The operations shall be carried out in a temporary enclosed shed and workers shall be provided with protection masks.
- Dust covers will be provided on trucks that would be used for transportation of materials prone to fugitive dust emissions.
- Water sprinkling on ground and new construction will be done at regular intervals to avoid dust generation.
- Mitigation measures shall include regular maintenance of machinery and provision of personal protective equipments to workers where needed.
- Proper upkeep and maintenance of vehicle, sprinkling of water on roads and construction site and providing sufficient vegetation all around the plant site are some of the measures that would reduce the impact during construction phase.

AFTER COMPLETION

The proposed project will not have any direct impact on air environment after completion. To ease the traffic congestion project proponent will provide well organized parking arrangement.

The vehicles employed by the developers shall be checked by vehicular emissions. The developers shall also impress upon the service agencies to get vehicles regularly checked for vehicular emissions.

During operational phase, two numbers of D.G. sets will be provided only in case of power failure of water pumps, fire pumps/ firefighting system, stretcher lifts, partial lighting in common lobbies/stairs, partial lighting in stilts/podium access roads etc. DG sets will be complying with CPCB norms for air pollutants.

Emission during construction and operation will be as per the desirable limits of CPCB standards.

NOISE POLLUTION CONTROL

Construction Phase:

During construction phase, source of noise pollution will be due to operation of machinery Earthmoving Machinery Mini Hoist Crane, Hoist Crane, Concrete mini mixer, Weight batcher etc. as well as transportation of vehicles. This will cause nuisance to the occupants of the nearby area. The project proponent has agreed to take precaution to control noise pollution as mentioned under:

- Use of equipment generating noise of not greater than 90 dB (A).
- High noise generating construction activities would be carried out only during daytime.
- Installation, use and maintenance of mufflers on equipment.
- Workers working near high noise construction machinery would be supplied with ear muffs/ear plugs.

Operation phase:

The proposed project being Commercial, the source of noise is vehicular noise only. The project proponents have propose to provide adequate parking arrangement, which would help in reducing noise levels due to vehicular movement in the parking area.

The project proponents have proposed wall and rows of trees, which would act as noise buffer and will reduce the noise level within site.

Canopies will be provided to the mechanical devices to reduce noise and vibration. There will not be any considerable impact on the ambient air quality around the project site as CPCB approved DG sets along with acoustic room will be developed and plantations will be provided.

SOLID WASTE MANAGEMENT

CONSTRUCTION PHASES:

Solid waste would be generated mainly due to excavation in the form of rubble and soil. This soil and rubble would be used for development of landscape within the projects site. The Biodegradable and non-biodegradable soil waste which will be generated from labors will be sent to Municipal waste bins working within site.

OPERATION PHASE:

Solid waste will be generated in the campus is domestic type having source separated dry and wet components. As far as possible the dry waste like paper, cardboard boxes, thermocol packing, plastic, etc. shall be sent to scrap vendor for recycling purpose. However, wet waste, which is biodegradable, shall be converted to bio-compost by adopting following aerobic composting method.

Solid waste from domestic sources shall be treated by the following ways:

- Wet garbage: Composting within the premises and using it as manure.
- Sludge from S.T.P will be used in –house.

Biodegradable and non-biodegradable waste will be segregated. Dry waste will be sent for recycling and ‘In vessel process’ will be used for composting of wet waste.

Solid Waste Management

During Operation Phase

Quantity of solid waste- 942 kg/day.

Quantity of wet waste - 565 kg /day

Quantity of Dry waste –377 kg/day

Quantity of E -waste – 10.32 Kg/day

Biodegradable and non biodegradable waste will be segregated. Dry waste & E-Waste will be sent for recycling and wet waste will be treated by ‘In Vessel Process’ for composting.

1. GREEN BELT DEVELOPMENT

The project proponent will also propose to develop landscape garden by planting native tree. The project proponents have proposed a landscape and covered with vegetation of indigenous variety.

ENERGY CONSERVATION

Energy conservation measures are often the easiest, quickest and cheapest way to reduce costs and be environmentally pro-active. Energy conservation program will be implemented through measures taken both on energy demand and supply. Energy conservation is focused during the complex planning and operation stages. The conservation efforts would consist of the following:

Measures to reduce energy consumption-

- Minimize use of air conditioning so as to use of architectural design.
- Maximize the use of natural lighting and ventilation through design.
- Purchase of energy efficient appliances (CFL FITTINGS)
- Constant monitoring of energy consumption and defining targets for energy conservation. Energy monitoring will be done with the help of Energy meters.
- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels. Design based on lux level calculations.
- Use of compact fluorescent lamps and low voltage lighting.
- Sunscreen films on windows to reduce heating inside the buildings.
- Awareness on energy conservation will be raised among the users of the building in the complex.
- Use of windmills to cover-up the part lighting load of common area

Maximum priority is given for placement of solar water on top terraces. The appurtenant spaces here common lighting is required are proposed to use unconventional energy.

ARCHITECTURAL DESIGNS

- Maximum ground is covered by green patches to reduce reflection of heat from ground surface.
- Shade giving trees are proposed around the condominium especially on South & west side to cast shadow on the ground & building.
- By accommodating maximum parking area are covered parking, heat generation due to vehicle is compressed below the building.
- Thermal paint application is proposed for external walls which reduce & reflect heat. Direct exposure to sun is reduced by proposing double height terraces & double wall external walls. Adequate sunshades are proposed.

Thermal Characteristics of the building envelop:

- a) Terraces will be treated with a layer of brick bat coba for reduction in heat gain through roof.
- b) Overhang projections & horizontal band of 0.3m will be provided around the windows which will be reducing solar heat gain assures maximum natural light and ventilation in the buildings.
- c) External shading is prominently used in the complex intercepts solar heat before it reaches the glass /wall.
- d) External walls are 150mm with 10mm plaster on both the sides (cavity wall), double height terraces are provided to reduce direct exposure to sun. Tinted colored with light slightly tinted colors to reduce solar heat gain & will reflect heat.
- e) Friendly acrylic paint.

7. ENVIRONMENTAL AND SAFETY CARE

The project proponents shall follow all the safety rules and regulation as prescribed by regulatory authority as under-

Fire and general safety Measures

The system is having

- a) Fire Hydrant System
- b) Fire alarm System Manual
- c) Portable Fire Extinguishers
- a) Fire Hydrant System consist of following
 - Wet Riser mm dia Class C from terrace to UG tank. 29 mm dia G I Pipe Class C from water tank to booster pump & pump to terrace
 - 5 HP Pump at terrace as booster as booster pump.
 - Fire Hydrant Valve, Fire House Pipe 63mm dia, Short Branch Pipe , House Reel drum – one each Landing
 - Fire Inlet at parking and road side.
 - Court Yard Hydrants on each 30Meter on periphery of building.
 - One Pump on UG tank to give discharge of 2280 LPM @ meter head
- b) Fire Alarm System

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

- Manual Call Point cum Hooter with microphone on each landing.
- Talk Back Public Address System Panel at Parking.

c) Portable Fire Extinguishers – At lift room, meter board, parking transformer room.

During Construction Phase:

- Fire Protection equipments like sand Buckets and extinguishes will be installed whenever it required.

During Operation Phase:

- Under Ground Storage Tank – Tank 342 CMD
- Fire Water Tank Overhead- Tank 200 Cum.

SEISMIC ENVIRONMENT AND PRECAUTIONS

As per the Seismic Zoning Map of India (given in Enclosures) Pune region falls under Zone -3 Stability Certificate , as per prevalent IS Code will be obtained for these buildings from registered Consulting Structural Engineer considering the seismic forces and wind forces etc.

WATER LOGGING-

The projects proponent has made proper storm water drain arrangement and rainwater harvesting will be implemented within their premises. Hence water logging will be less.

10. FUNCTIONS OF ENVIRONMENTAL MANGEMENT CELL

10.1 Formation of Environmental Management Cell:

Monitoring and feedback becomes essential to ensure that the mitigation measures planned by way of environmental protection management cell comprising senior officials may be constituted

To maintain the EMP, a structured Environmental Management Cell (EMC) interwoven with the existing management system will be created. EMC will undertake regular monitoring of the environmental and conduct yearly audit of the environmental performance during the construction of the project. It will also check that the stipulated measures are being satisfactorily implemented and operated. It shall also co-ordinate with local authorities to see that all environmental measures are well coordinated.

EMC will perform following functions

Monthly review of environmental problems and monitoring of installation / performances /maintains of pollution control measures.

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

Enforcement of latest rules and regulation under relevant Environmental protection acts.

Preparation of budgetary estimates to seek sanctions for new pollutions control measures if required and/or up-gradation of existing ones based on new technologies.

Emergency planning.

EMC shall meet at least once a month and take stock of progress of work relating to decision taken and targets set in the previous meeting.

FORMATION OF TASK FORCE

A task having force having organizational set-up comprising staff of various grades shall be constituted. The task force will ensure following tasks:

Monitoring activities within core & buffer zone.

Monitoring of efficiency of pollution control schemes.

Preparation of maintenance scheduled of STP & composting plant and ensures that is followed strictly.

Inspection and regular cleaning of draining system.

Green- belt development.

Water and energy conservation.

Good housekeeping.

Apprising EMC on regular basis.

MONITORING PROGRAM

A comprehensive environmental monitoring program that has been prepared for the purpose of implementation in the proposed Commercial complex will be strictly followed to ensure the success of environmental management activities.

It is proposed to carry out environmental monitoring work of factory by MoEF recognized laboratory. They will assign the work for carrying environmental audit for each year. Also environmental awareness program shall be conducted on regular basis.

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

PART –III

ALLOCATION MADE FOR ENVIRON-MENTAL MANAGEMENT PLANS

DURING OPERATIONAL PHASE:

CAPITAL INVESTMENT FOR ECOFRIENDLY FEATURES

Sr. No	Project	Capital Cost	O & M Cost/Year
		(Rs. Lakhs)	(Rs. Lakhs)
1	STP Cost	39.26	5.96
2	RWH	4.00	0.40
3	Solid Waste	18.75	6.08
4	Green Belt Development	5.75	1.63
5	Energy Saving	-	1.85
6	Environmental Monitoring	228.26	7.80
Total amount		296.02	23.72

“Proposed Commercial Building Project M/s. Raison Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raison Properties.

ENCLOSURE NO. II

A COPY OF ENVIRONMENTAL CLEARANCE



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

To,

The PARTNER
 RAISONI PROPERTIES
 25, Premnagar soc. , Satara road, Pune -411037

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/433741/2023 dated 17 Jun 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038MH135041
2. File No.	SIA/MH/INFRA2/433741/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Commercial Building Project by M/s. Raisonni Properties at S.no.60/5, Kharadi, Taluka- Haveli, Pune
7. Name of Company/Organization	RAISONI PROPERTIES
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 08/02/2024

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/433741/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Raison Properties ,
(Through Mr. Piyush Raison),
S.no.60/5, Kharadi, Taluka- Haveli,
Pune.

Subject : Environmental Clearance for Proposed Commercial Building Project at
S.no.60/5, Kharadi, Taluka- Haveli, Pune by M/s. Raison Properties
Through Mr. Piyush Raison

Reference : Application no. SIA/MH/INFRA2/433741/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 185th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 273rd (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 5th January, 2024.

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

1.	Proposal Number	SIA/MH/INFRA2/433741/2023	
2.	Name of Project	Proposed Commercial Building Project by M/s. Raison Properties at S.no.60/5 Plot B, Kharadi, Taluka- Haveli, Pune	
3.	Project category	8 (a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Raison Properties Through Mr. Piyush Raison
		Regd. Office address	Time Square , Office no-207, Satara road Pune
		Contact number	+91 9011170099
		e-mail	piyush@raisonirealty.com
6.	Consultant	Rheaa Civitech Pvt Ltd NABET/EIA/2326/IA0114 valid up to January 23, 2026	
7.	Applied for	Brownfield project	
8.	Details of previous EC	EC No. SIA/MH/MIS/291009/2022 dated on 22/02/2023	
9.	Location of the project	S.no.60/5 Plot B, Kharadi, Taluka- Haveli, Pune, Maharashtra	
10.	Latitude and Longitude	Latitude -18°33'17.71"N , Longitude - 73°56'58.49"E	
11.	Total Plot Area (m2)	14162.00	
12.	Deductions (m2)	8162.00	

13	Net Plot area (m2)	6000				
14	Proposed FSI area (m2)	38,221.57				
15	Proposed non-FSI area (m2)	32,437.26				
16	Proposed TBUA (m2)	70,658.83				
17	TBUA (m2) approved by Planning Authority till date	Plan Approval no. – Zone1/5541 dated 09.12.2022 Approved Built-up Area- 63,456.73 sq.m				
18	Ground coverage (m2) & %	4383.13 Sq.m & 73.05 %				
19	Total Project Cost (Rs.)	Rs. 168.4 Cr /-				
20	CER as per MoEF & CC circular dated 01/05/2018	CER Activities are mentioned in the Environment Management Plan				
21	Details of Building Configuration:					Reason for Modification / Change
	Previous EC / Existing Building			Proposed Configuration		Change in the rules
	Building Name	Configuration	Height (m)	Building Name	Configuration Height (m)	
	Building A	4B+GR.+2P+12	64.50	Building A	4B+GR.+Mezz. +2P+1469.00	
	-	-	-	-	-	
22	Total number of tenements			offices -28 and Cafeteria / Restaurant - 1		
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	95	Fresh Water	95	
		Recycled for Garden	5	Recycled for Garden	0	
		Swimming Pool	0	Swimming Pool	0	
		Flushing	72	Flushing	72	
		Total	172	Total	167	
		Waste water generation	156	Waste water generation	156	
24	Water Storage Capacity for Firefighting / UGT		Total capacity UGWT- 342.00 KLD Domestic –142.00 KLD Firefighting - 200.00 KLD			
25	Source of water		Pune Municipal Corporation			
6.	Rainwater Harvesting (RWH)	Level of the Ground water table		Pre-Monsoon: 25-30 m Post Monsoon: 20-22 m		
		Size and no of RWH tank(s) and Quantity:		NA		
		Quantity and size of recharge pits:		4 no of pits , size- 2.0mX2.0mX2.0m		

		Details of UGT tanks if any:	UGT - Domestic -142.00 KLD Firefighting - 200.00 KLD	
27	Sewage and Wastewater	Sewage generation in CMD:	148 KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	156 KLD	
28	Solid Waste Management during Construction Phase	Type	Qty. (kg/d)	Treatment / disposal
		Dry waste:	12	Handover to authorized vendor
		Wet waste:	8	Handover to authorized vendor
		Construction waste	20	Handover to authorized vendor
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	565	Handover to SWACH
		Wet waste:	377	Organic Waste composter
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	10.32 kg/day	Handover to authorized vendor
		STP Sludge (dry)	22.62 kg/day	Used as manure
30	Green Belt Development	Total RG area (m2):	600	
		Existing trees on plot:	00	
		Number of Proposed trees	95 no's	
		Number of trees to be cut:	01 (already cut, tree cutting permission granted)	
		Number of trees to be transplanted:	00	
31	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	116.25 KVA	
		During Operation phase (Connected load):	5554 KW	
		During Operation phase (Demand load):	4169 KVA	
		Transformer:	(01 X 2000 KVA+ 01 X1750 KVA) Nos.	
		DG set:	(01 X 2000 KVA+ 01 X1750 KVA) Nos.	
		Fuel used:	HSD	
32	Details of Energy saving	Energy saving using Low Loss Transformer Against Conventional Transformer		2.00 %
		Energy Saved by Modern Energy efficient LED against Conventional CFL		00.00 %
		Energy Saved by Solar PV		3.56 %
		Energy Saved by Automatic Timer logic controller for lighting Control Against No timer Control		2.15 %
		Energy Saved by Using VFD for Lift against conventional drive		4.48 %
		Total Energy Saving in Project In % by Energy saving measures		12.19
33	Environmental Mgt. plan budget during Construction phase	Type	Details	Cost
		Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation	3,20,000
		O&M	Water, Noise, soil, air monitoring	3,75,000
34	Environmental	Component	Details	Capital O&M

Management plan Budget during Operation phase				(Lac.)	(Lac./Y)
	Sewage Treatment	1 no STP cost considered		39,78,000	5,96,700
	Rain Water Harvesting	4 .No. of RWH Pits		4,00,000	40,000
	Solid Waste Management	To assure proper treatment of Wet Waste, OWC will be provided		18,75,000	6,08,000
	Green Belt Development	Landscaping, tree & shrub plantation		5,75,000	1,63,000
	Environmental Monitoring	Environment Monitoring Cell		2,28,26,800	7,80,588
	Energy Saving	With all said energy saving measures like solar PV panels, hot water, low loss transformer, VFDs on lift, solar lightning		-	1,85,600
	Disaster Management Cost	Lightning Arrestor Installation & Budget for Emergency, First Aid Kit, Safety equipment's,		90,00,000	-
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4 wheelers	479	479	12.5
		2 wheelers	1814	1814	2
		Bicycles	-	-	-
36	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

The Comparative statement is as below:

Sr. No	Project Details	Details as per EC dated 22/02/2023		Details as per proposed expansion		Remark
1	Net Plot Area	6000		6000		Remains Same
2	FSI area	33,400.76 sq.m		38,221.57		Increased by 4,820.81
3	Non FSI area	30,055.97 sq.m		32,437.26		Increased by 2,376.29
4	Total Built up area	63,456.73 sq.m		70,658.83		Increased by 7202.1
5	Project Configuration	Building A	4B+GR+2P+12	Building A	4B+GR+Mezz+2P+14	Mezzanine and 2 floors added
6	Tenement	Shops - 4, Offices - 24		offices -28 and Cafeteria / Restaurant - 1		Change in tenements
7	Population (No's)	Commercial users : 2673		Commercial users : 3767		1094
8	Fresh water (CMD)	64		95		Increased by 31
9	Recycled water (CMD)	57		77		Increased by 20
10	Sewage generation(CMD)	103		148		Increased by 45
11	STP capacity (KLD)	115		156		Increased by 41
12	Solid waste generation (kg/d)	688		942		Increased by 274

3. The proposal has been considered by SEIAA in its 273rd (Day-3) meeting held on 5th January, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
2. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 600 m² on mother earth without any construction. 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-38219.57m², Non FSI-32270.85 m², total BUA-74490.51 m². (Plan approval No- Zone 1/5984, dated 01.01.2024) (Restricted 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
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and

Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 20/02/2024 3:47:02 PM

“Proposed Commercial Building Project M/s. Raison Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raison Properties.

ENCLOSURE NO. II

COPY CONSENT TO ESTABLISH

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437
Fax: 24023516
Website: <http://mpcb.gov.in>
Email: cac-cell@mpcb.gov.in



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000174688/CE/2312000867

Date: 08/12/2023

To,
M/s. Raisonni Properties,
Survey No. 60/5, Plot B, Kharadi, Tal
Haveli, Dist Pune



Sub: Consent to Establish for expansion in Commercial construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No Format1.0/BO/JD WPC/UAN No 089773/CE-CC-2005000339 dtd 06.05.2020
 2. Minutes of 20th Consent Committee Meeting of 2023-24 held on 04.11.2023

Your application NO. MPCB-CONSENT-0000174688

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:

1. **The Consent to establish is granted for period up to Commissioning of the project or 5 Yrs whichever is earlier**
2. **The capital investment of the project is Rs.168.4 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for construction project named as Proposed Commercial Project By M/s. Raisonni Properties, Survey No. 60/5, Plot B, Kharadi, Tal Haveli, Dist Pune on Total Plot Area of 6000 SqMtrs for total construction BUA of 70658.83 SqMtrs including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 31.03.2020	6000.00	34018.57
2	Consent to Establish dtd 06.05.2020	6000.00	34018.57
3	Environment Clearance dtd 22.02.2023	6000.00	63456.73

4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	148	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	D.G Set-2000 kVA	01	As per Schedule -II
S-2	DG Set-1750 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	377 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
2	Dry Waste	55 Kg/Day	Segregation	To Authorized Vendor
3	STP Sludge	14.8 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:**

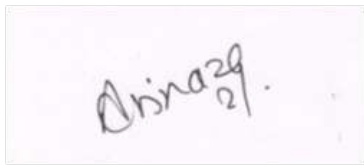
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocesser

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	10.32	Kg/Day	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- 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.

14. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/291009/2022 dated 22.02.2023 for construction project on total plot area 6,000 SqM. and total BUA 63,456.73 SqM as per specific condition of EC.
17. PP shall obtain Environmental Clearance from competent authority for the expansion in proposed construction activity. PP shall not take effective steps towards expansion in construction without obtaining Environmental Clearance.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E.



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9419c72a

Signed by: Dr. Avinash Dhakne
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2023-12-08 13:17:13 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	336800.00	TXN2307000806	06/07/2023	Online Payment

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 **156 CMD for treatment of domestic effluent of 148 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	167.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	D.G Set-2000 kVA	Acoustic Enclosure	20.00	HSD 430 Ltr/Hr	1	SO ₂	68.8 Kg/Day
S-2	DG Set-1750 kVA	Acoustic Enclosure	30.00	HSD 399 Ltr/Hr	1	SO ₂	63.84 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 ³
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 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

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
- 10 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.
 - 11 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.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 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.
 - 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

ANNEXURE NO. 1

**HYGIENIC SANITARY MEASURES &
FACILITIE PROVIDED TO
CONSTRUCTION WORKERS**

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

Hygienic, Sanatory Measures & Facilities Provided to Construction Workers

Project Name: Proposed Commercial Building Project “Commercial project”

Site Address: S.No. 65/5, Kharadi, Taluka- Haveli, Pune by M/s. Raisonni Properties.

Total Labor hutments: 00 nos.

Total No. of Labor: 100 nos.

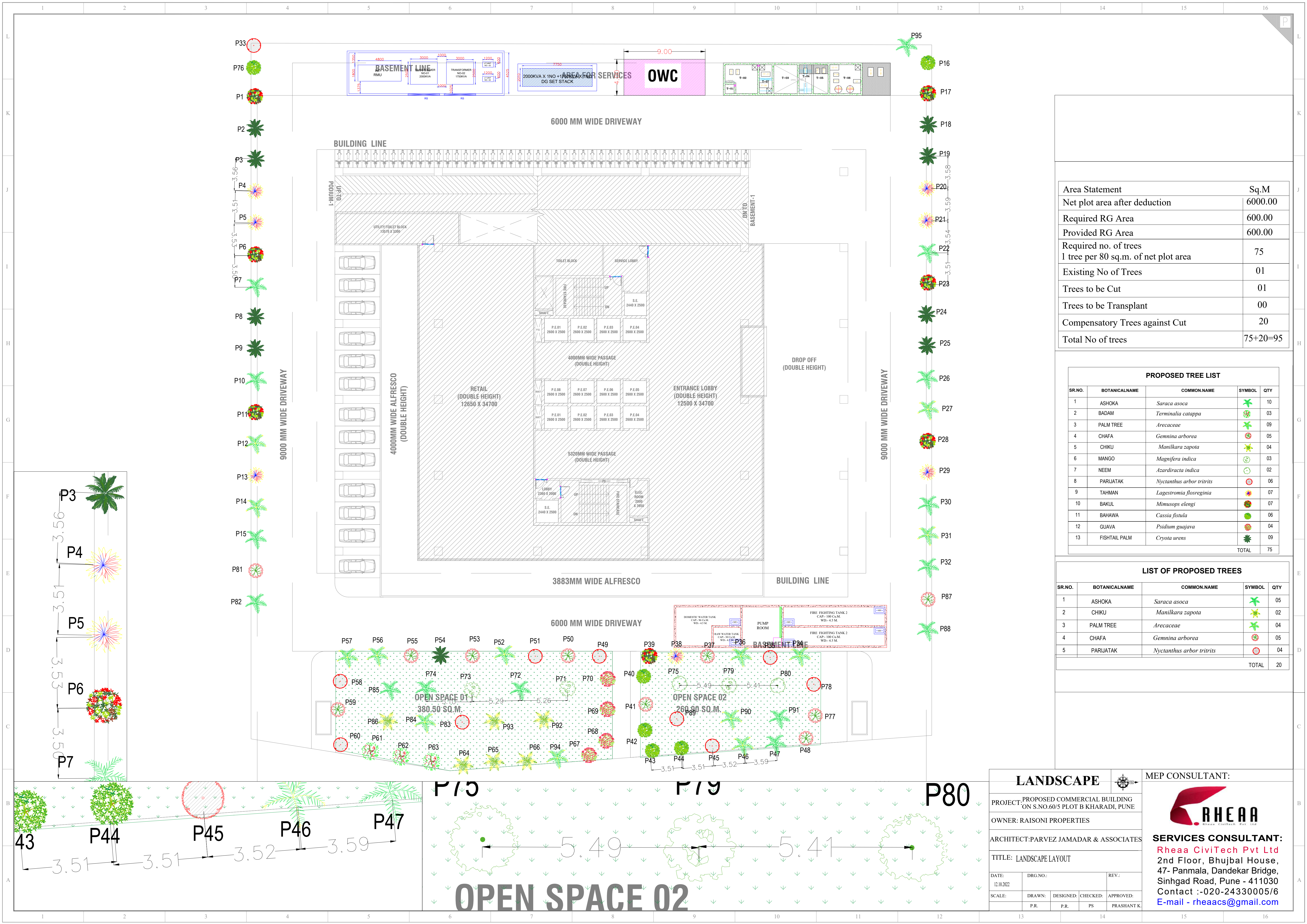
Facilities provided:

1. We have provided 10 toilets for Labor Hutments.
2. Separate storage tanks for domestic and Drinking water have been provided.
3. Electric bulbs and electricity have been provided.
4. Labor Hutments are isolated from the construction activity area for safety purposes.
5. Solid waste is being disposed of daily in the municipal collection system.
6. Separate arrangements for workers for having lunch & area are maintained from a hygiene point of view.
7. Worker’s health will be regularly monitored and even Health insurance is provided.
8. All construction activity will be followed strictly with guidelines of safety measures to assure worker’s health and safety.

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

ANNEXURE NO. 2

LANDSCAPE LAYOUT



Area Statement	Sq.M
Net plot area after deduction	6000.00
Required RG Area	600.00
Provided RG Area	600.00
Required no. of trees 1 tree per 80 sq.m. of net plot area	75
Existing No of Trees	01
Trees to be Cut	01
Trees to be Transplant	00
Compensatory Trees against Cut	20
Total No of trees	75+20=95

PROPOSED TREE LIST				
SR.NO.	BOTANICALNAME	COMMONNAME	SYMBOL	QTY
1	ASHOKA	Saraca asoca		10
2	BADAM	Terminalia catappa		03
3	PALM TREE	Arecaceae		09
4	CHAFI	Gemmina arborea		05
5	CHIKU	Manilkara zapota		04
6	MANGO	Mangifera indica		03
7	NEEM	Azadiracta indica		02
8	PARIJATAK	Nyctanthus arbor tritrits		06
9	TAHMAN	Lagestromia flosreginia		07
10	BAKUL	Mimusaps elengi		07
11	BAHAWA	Cassia fistula		06
12	GUAVA	Psidium guajava		04
13	FISHTAIL PALM	Cryota urens		09
TOTAL				75

LIST OF PROPOSED TREES				
SR.NO.	BOTANICALNAME	COMMONNAME	SYMBOL	QTY
1	ASHOKA	Saraca asoca		05
2	CHIKU	Manilkara zapota		02
3	PALM TREE	Arecaceae		05
4	CHAFI	Gemmina arborea		05
5	PARIJATAK	Nyctanthus arbor tritrits		04
TOTAL				20

LANDSCAPE

PROJECT: PROPOSED COMMERCIAL BUILDING ON S.NO.60/5 PLOT B KHARADI, PUNE

OWNER: RAISONI PROPERTIES

ARCHITECT: PARVEZ JAMADAR & ASSOCIATES

TITLE: LANDSCAPE LAYOUT

DATE: 12.10.2022

SCALE:

DRG.NO.:

DRAWN: P.R.

DESIGNED: P.R.

CHECKED: PS

APPROVED: PRASHANT K.

REV.:

MEP CONSULTANT:

RHEAA

SERVICES CONSULTANT:
Rheaa CiviTech Pvt Ltd
2nd Floor, Bhujbal House,
47- Panmala, Dandekar Bridge,
Sinhgad Road, Pune - 411030
Contact :-020-24330005/6
E-mail - rheacs@gmail.com

“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

ANNEXURE NO. 3

Monitoring Reports & Photographs





(Formerly known as Excellent Enviro Laboratory & Research Center)

Accredited by NABL vide Certificate Number TC-12362

Master in "Water & Waste Water Treatment, Monitoring,
Testing & Environmental Compliance".

◆ Technology for sustainable development ◆

Format No. EELRC/LAB/F/066-7.8

AMBIENT AIR MONITORING REPORT

ULR: TC1236225000003702F

Client's Name & Address	Sample ID.	EEL/ABD/A-894/04/2025-26
Prapose Commercial Project (M/S Raisonni Properties) S.no. 65/5, Kharadi, Taluka – Haveli, Pune.	Date of Reporting	09/05/2025

SAMPLING DETAILS

SAMPLING DETAILS		
01) Discipline	Chemical	
02) Group	Atmospheric Pollution	
03) Location of Sampling	Near Main Gate No. 1	
04) Sampling Procedure	IS 5182 (Part 5)	
05)Sample Volume	SO ₂ : 30 ml×1 no. (Plastic Bottle), NO ₂ : 30 ml×1 no.(Plastic Bottle), PM ₁₀ : Filter Paper: 1×3no, PM _{2.5} : Filter Paper: 1×1no.	
06) Sample Status (Sealed/Unsealed)	Sealed	
07) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.	
08) Date of Sampling	29/04/2025 to 30/04/2025	
09) Time of Sampling & Sampling Duration	From 11:15AM of 29/04/2025to 11:15AM of 30/04/2025 (24 hrs.)	
10) Date of Received in Lab	02/05/2025	
11) Analysis Start Date	02/05/2025	
12) Ambient Temperature	40°C	
13) Dry Bulb Temperature	40°C	
14) Wet Bulb Temperature	29°C	
15) Relative Humidity	54% RH	
16)Instrument Details	Make/Model No.	Asha Enviro/ AEE/APM-500
	Serial No.	EELRC/EQ/AFD/50
	Calibration Date	Calibration on:05/03/2025 Due On:04/03/2026

RESULT

Sr. No.	Parameter	UOM	Results of Sample	NAAQ Standards	Testing Method
1	Particulate Matter PM ₁₀	µg/m ³	55.26	≤ 100	IS 5182 (Part 23)
2	Particulate Matter PM _{2.5}	µg/m ³	35.38	≤ 60	IS 5182 (Part 24)
3	Sulphur Dioxide (SO ₂)	µg/m ³	17.84	≤ 80	IS 5182 (Part 2)
4	Nitrogen Dioxide (NO ₂)	µg/m ³	22.23	≤ 80	IS 5182(Part 6)

UOM – Unit of Measurement.

Remark: - All above results are within National Ambient Air Quality Standards, Notification dtd November 18, 2009.

Reviewed By

(Ms. Dhammashila Narwade)
(Dy. Technical Manager)


Authorized Signatory

(Mr. Prashant Patil)
(Dy. Quality Manager)

Terms and Conditions

- This Report is valid for tested sample only
- The results shown in this test report may differ based on various factors including temperature, humidity, pressure, retention time etc.
- The test report cannot be reproduced wholly or in part and cannot be used for promotional or publicity purpose without the written consent of laboratory, EELRCPL.

*****End of Report*****

Page 1 of 1

**Excellent Enviro Laboratory & Research Center Pvt. Ltd.**

(Formerly known as Excellent Enviro Laboratory & Research Center)

Accredited by NABL vide Certificate Number TC-12362Master in "Water & Waste Water Treatment, Monitoring,
Testing & Environmental Compliance".

◆ Technology for sustainable development ◆

Format No. EELRC/LAB/F/068-7.8

TEST REPORT

ULR: TC1236225000003703F

Client's Name & Address	SampleID.	EEL/ABD/DW-895/04/2025-26
Prapose Commercial Project (M/S Raison Properties) S.no. 65/5, Kharadi, Taluka – Haveli, Pune	Date of Reporting	08/05/2025

SAMPLING DETAILS

Discipline	Chemical
Group	Water, Residue in Water
Sample Details	Drinking Water
Sample Volume	2 lit Plastic Can+ 60 ml Sterile Glass Bottle
Type of Sample	Drinking Water
Sampling Procedure	IS 3025 (Part-1)
Sample Status	Sealed
Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.
Date of Sampling	29/04/2025
Date of Sample Received in Lab	30/04/2025
Analysis Start Date	30/04/2025
Analysis End Date	06/05/2025

RESULTS

Sr. No	Parameter	UOM	Result of Sample	IS 10500:2012 Standards	Testing Methods
1	pH at 25°C	-	6.25	6.5 - 8.5	IS: 3025 (Part 11)
2	Odour	-	Agreeable	Agreeable	IS 3025 (Part-5)
3	Taste	-	Agreeable	Agreeable	IS 3025(Part 8)
4	Turbidity	NTU	0.31	1	IS 3025 (Part 10)
5	Chloride(as Cl)	mg/l	20.33	250	IS:3025 (Part-32)
6	Total Dissolved Solids(TDS)	mg/l	328.0	500	IS: 3025 (Part 16)
7	Sulphate (as SO ₄)	mg/l	14.12	200	IS: 3025 (Part 24)
8	Residual Chlorine	mg/l	<0.1	0.2	IS 3025 (Part 26/Sec 1)
9	Total Alkalinity(as CaCO ₃)	mg/l	86.7	200	IS 3025 (Part-23)
10	Total Hardness (as CaCO ₃)	mg/l	110.5	200	IS 3025 (Part 21)
11	Calcium (as Ca)	mg/l	35.10	75	IS 3025 (Part 40)
12	Magnesium (as Mg)	mg/l	16.06	30	APHA 3500 Mg(B)
13	Copper (as Cu)	mg/l	< 0.01	0.05	IS 3025 (Part 2)
14	Nitrate (as NO ₃)	mg/l	6.7	45.0	IS: 3025 (Part 34)
15	Iron (as Fe)	mg/l	<0.1	0.3	IS 3025 (Part 2)
16	Fluoride as F	mg/l	0.37	1	IS 3025 (Part 60)
17	Zinc (as Zn)	mg/l	0.28	5.0	IS 3025 (Part 2)
18	Cadmium (as Cd)	mg/l	<0.0014	0.003	IS 3025 (Part 2)
19	Lead(as Pb)	mg/l	<0.006	0.01	IS 3025 (Part 2)
20	Manganese (as Mn)	mg/l	<0.01	0.1	IS 3025 (Part 2)
21	Nitrite (as NO ₂)	mg/l	1.87	-	APHA 4500 NO2 (Part B)

UOM -Unit of Measurement.

Remark: -All above parameter results are complying with required limits as per IS10500:2012 Standards.

Reviewed By

(Ms. Dhammashila Narwade)
(Dy. Technical Manager)

Authorized Signatory

(Mr. Prashant Patil)
(Dy. Quality Manager)

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*****End of Report*****

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**Excellent Enviro Laboratory & Research Center Pvt. Ltd.**

(Formerly known as Excellent Enviro Laboratory & Research Center)

Accredited by NABL vide Certificate Number TC-12362Master in "Water & Waste Water Treatment, Monitoring,
Testing & Environmental Compliance".

◆ Technology for sustainable development ◆

Format No. EELRC/LAB/F/072-7.8

TEST REPORT

ULR: TC1236225000003704F

Client's Name & Address Prapose Commercial Project (M/S Raisonni Properties) S.no. 65/5, Kharadi, Taluka – Haveli, Pune	Sample ID.	EEL/ABD/SO-896/04/2025-26
	Discipline	Chemical
	Group	Pollution & Environment.
	Sample Details	Garden Soil
	Sample Volume	2 Kg Plastic Bag.
	Type of Sample	Soil Sample
	Sampling Procedure	APHA 1060 B 24 th Edition
	Sample Status	Sealed
	Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.
	Date of sampling	29/04/2025
	Date of Sample Received in Lab	30/04/2025
	Analysis Start Date	30/04/2025
	Analysis End Date	06/05/2025
	Date of Reporting	08/05/2025

RESULTS

Sr. No.	Parameters	UOM	Result Of Sample	Testing Methods
1	pH	-	8.49	IS 2720 (Part 26) Rev. 2
2	Water Content	%	7.38	IS 2720(Part-2)
3	Organic Matter	%	4.44	IS 2720 (Part-22)

UOM – Unit of Measurement,

Reviewed By

(Ms. Dhammashila Narwade)
(Dy. Technical Manager)

Authorized Signatory

(Mr. Prashant Patil)
(Dy. Quality Manager)**Terms and Conditions**

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Testing & Environmental Compliance".
◆ Technology for sustainable development ◆

FormatNo.EELRC/LAB/F/066-7.8

AMBIENT NOISE MONITORING REPORT

Client's Name & Address	Sample ID.	EEL/ABD/N-497/04/2025-26
Propose Commercial Project (M/S Rasoni Properties) S.no. 65/5, Kharadi, Taluka - Haveli, Pune.	Date of Reporting	09/05/2025

SAMPLING DETAILS

01) Location of Sampling	Near Main Gate	
02) Sampling Procedure	IS 4758	
03) Sample collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.	
04) Date of Sampling	29/04/2025 to 30/04/2025	
05) Time of Sampling & Sampling Duration	From 11:00 AM of 29/04/2025 to 11:00 AM of 30/04/2025 (24 hrs.)	
06) Sampling Duration	24 hrs. Day & Night	
07) Instrument Details	Make	KUSAMMECO
	Serial No.	EELRC/EQ/SM/37
	Calibration Date	Calibration On: 06/07/2024 Due On: 05/07/2025

RESULT

Sr.No	Time	UOM	Result (Day Time)	Result (Night Time)
	MPCB Standard Limit		≤ 65	≤ 55
1	11:00 AM	dB(A)	56.2	-
2	12:00 PM	dB(A)	56.7	-
3	13:00 PM	dB(A)	55.9	-
4	14:00 PM	dB(A)	56.4	-
5	15:00 PM	dB(A)	56.8	-
6	16:00 PM	dB(A)	57.2	-
7	17:00 PM	dB(A)	57.5	-
8	18:00 PM	dB(A)	56.3	-
9	19:00 PM	dB(A)	55.8	-
10	20:00 PM	dB(A)	55.5	-
11	21:00 PM	dB(A)	55.1	-
12	22:00 PM	dB(A)	-	51.6
13	23:00 PM	dB(A)	-	51.9
14	24:00 AM	dB(A)	-	52.5
15	01:00 AM	dB(A)	-	52.7
16	02:00 AM	dB(A)	-	52.3
17	03:00 AM	dB(A)	-	53.1
18	04:00 AM	dB(A)	-	53.4
19	05:00 AM	dB(A)	-	53.7
20	06:00 AM	dB(A)	54.7	-
21	07:00 AM	dB(A)	54.3	-
22	08:00 AM	dB(A)	53.8	-
23	09:00 AM	dB(A)	53.4	-
24	10:00 AM	dB(A)	53.1	-
	Average	dB(A)	55.54	52.65

UOM—Unit of Measurement. Remarks: The Noise Level is within MPCB normal Limits.

Reviewed By

(Mr. Prashant Patil)
(Dy. Quality Manager)



Authorized Signatory

(Ms. Dhamashila Narwade)
(Dy. Technical Manager)

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Format No. EELRC/LAB/F/067-7.8

SOURCE (STACK) EMISSION MONITORING REPORT

Client's Name & Address	Sample ID.	EEL/ABD/S-498/04/2025-26
Prapose Commercial Project (M/S Raison Properties) S.no. 65/5, Kharadi, Taluka – Haveli, Pune.	Date of Reporting	09/05/2025

SAMPLING DETAILS

SAMPLING DETAILS		
01) Location of Sampling	DG Set 125 KVA	
02) Sampling Procedure	IS 11255	
03)Sample Volume	Thimble: 1×1no.SO ₂ : 30 ml ×1 no. (Plastic Bottle) NO _x : 30 ml ×1 no. (Plastic Bottle)	
04) Sample Status (Sealed/Unsealed)	Sealed	
05) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center Pvt. Ltd.	
06) Date of Sampling	29/04/2025	
07) Time of Sampling & Sampling Duration	10:00AM to 10:30 AM (30 min)	
08) Date of Received in Lab	30/04/2025	
09) Analysis Start Date	30/04/2025	
10) Material of Stack	MS	
11) Stack Height above roof	2.5 meter	
12) Type of Stack	Round	
13) Flue Gas Temperature	349 K	
14) Differential Pressure	3.4mmWC	
15) Velocity	6.54m/sec	
16) Diameter of Stack	0.125 meter	
17) Stack Area	0.012272 m ²	
18) Gas Volume	246.709Nm ³ /hr	
19) Fuel Used	Diesel	
20) Instrument Details	Make/ Model No.	Asha Enviro&350
	Serial No.	EELRC/EQ/SK/97
	Calibration Date	Calibration on:06/07/2024, Due On:05/07/2025

RESULT

Sr. No.	Parameter	UOM	Result of Sample	MPCB Limit	Testing Method
1	Total Particulate Matter (TPM)	mg/Nm ³	45.12	<150	IS 11255(Part 1):1985
2	Sulphur Dioxide (SO ₂)	Kg/day	6.39	<160	IS 11255 (Part 2):1985
3	Nitrogen Dioxide (NO ₂)	mg/Nm ³	7.45	-	IS 11255 (Part 7):2005

UOM – Unit of Measurement

Remark- Total Particulate Matter (TPM) & Sulphur Dioxide (SO₂) results are within MPCB Limit.

Reviewed By

(Mr. Prashant Patil)
(Dy. Quality Manager)

Authorized Signatory

(Ms. Dhammashila Narwade)
(Dy. Technical Manager)

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“Proposed Commercial Building Project M/s. Raisonni Properties” at S.no.60/5, Kharadi, Pune by
M/s. Raisonni Properties.

ANNEXURE NO. 4

NEWSPAPER ADVERTISEMENT

PUBLIC NOTICE

We, **M/s. Raisoni Properties** hereby bring to the kind notice of General Public that Maharashtra State Level Environmental Impact Assessment Authority has been issued Environmental Clearance for our “**Commercial Building Project**” at **S. No. 60/5, Kharadi, Pune**. Our Proposal has been considered by SEIAA in its 273rd Meeting and decided to accord Environmental Clearance to the said project under the provisions of Environmental Impact Assessment Notification 2006 (**EC24B038MH135041**) Dated 8th February 2024. The copies of the Clearance are available with Maharashtra Pollution Control Board and also be seen on the Website of The Department of Environment, Government of Maharashtra at <http://www.ec.maharashtra.gov.in>.

M/s. Raisoni Properties

पुणे, शुक्रवार, २९ मार्च २०२४

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जाहीर सूचना

आम्ही, मे. रायसोनी प्रॉपर्टीएस सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या सर्वेक्षण क्रमांक स.नंबर ६०/५ खराडी, पुणे महाराष्ट्र येथील प्रस्तावित व्यावसायिक इमारत प्रकल्पासाठी दिनांक ८ फेब्रुवारी २०२४ रोजी (EC24B038MH135041) पर्यावरण मंजूरी जारी केली आहे. सदर मान्यता पात्राची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या कार्यालयामध्ये उपलब्ध तसेच पर्यावरण विभाग महाराष्ट्र शासन यांच्या <http://www.ec.maharashtra.gov.in> या संकेतस्थळावरही उपलब्ध आहे.

मे. रायसोनी प्रॉपर्टीएस

नोकरीविषयक

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कॉर्पोरेट कार्यालय: पहिला मजला, 'डेअर हाऊस', क्र. २, एन.एस.सी. बाँस रोड, चेन्नई-६००००१
शाखा कार्यालय: डाउन टाउन सेंटर, आठवा मजला, सीटीएस क्र. ८+१३/१/२, ए-बिल्डिंग,
डीटीसी कॉन्डोमिनीयम, दिनानाथ मंगेशकर हॉस्पिटलजवळ, एरंडवने, पुणे-४११००४.

रिक्लामींगेशन अँड रिकन्स्ट्रक्शन ऑफ फायनॅन्शियल अॅसेट्स अँड एनफोर्समेन्ट ऑफ सिक्युरिटी इंट