

RUNWAL REGALIA

**Proposed Commercial Construction project
'Runwal REGALIA'**

At

**Survey No. 153A/1 to 4/1/1 & Survey No. 153 A/1
to 4/1, Hadapsar, Pune**

By

M/s. Runwal Erectors Pvt. Ltd.

**Six Monthly Post Compliance Report
July to December 2022**

Submitted To

Ministry of Environment and Forest, Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur-440001

18/11/2022

To,
Shri Kanwarjit Singh, IFS
Additional Principal Chief Conservator of Forests (C),
Ministry of Environment Forest & Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil line, Nagpur – 440001
Tel. No. 0712-2531318, Fax: 0712-2531318
E-mail: apccfcentral-ngp-mef@gov.in

Sub: Submission of Six Monthly Compliance Report for the period of July to Dec 2022

Dear Sir,

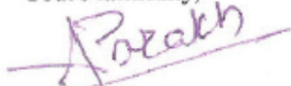
As per the conditions mentioned in Environmental Clearance Letter MoEF&CC F. No. 21-29/2017-IA-III dated 23.10.2017, we are herewith submitting the following:

Sr. No.	Particulars	Description
1.	Name of the Project	Proposed Commercial Construction Project 'Runwal REGALIA' at Survey No. 153A/1 to 4/1/1 & Survey No. 153 A/1 to 4/1, Hadapsar, Pune by M/s. Runwal Erectors Pvt. Ltd.
2.	Project Proponent	Mr. Pradeep Amrutlal Runwal M/s. Runwal Erectors Pvt. Ltd.
3.	Current Status of the Project	Total constructed area as on date 24037.6 Sq. m
4.	Contact details of the nodal officer	Mr. Pradeep Amrutlal Runwal M/s. Runwal Erectors Pvt. Ltd. 41/12, Karve Road, Runwal Plaza, First Floor, Pune-411004 Email: amrutrunwalgroup@gmail.com Phone No. 020-66020390, 9923102117
5.	Project Information Sheet	Annexure I
6.	Compliance	Annexure II

We hope the above information is in line with your requirement.

Thanking You,

Yours faithfully,



Authorized Signatory
For, Runwal Erector Pvt. Ltd.

Encl. Post EC Compliance Report

CC.

1. Environment Department, Govt. of Maharashtra, Room No. 207, 2nd Floor, Mantralay Annex, Mumbai-400032
2. Member Secretary, Maharashtra Pollution Control Board, Sion, Mumbai
3. MPCB, Pune Office

Project Information Sheet

1.	Project type: River Valley / Mining / Industry / Thermal / Nuclear / Others (specify)	:	8(a) Building and Construction Projects
2.	Name of the Project	:	Proposed Commercial Construction project 'Runwal REGALIA' at Survey No. 153A/1 to 4/1/1 & Survey No. 153A/1 to 4/1, Hadapsar, Pune by M/s. Runwal Erectors Pvt. Ltd.
3.	Clearance letter (s) / OM No. and date	:	MoEF&CC F. No. 21-29/2017-IA-III dated 23.10.2017
4.	Location	:	
	a) District (s)	:	Pune
	b) State (s)	:	Maharashtra
	c) Location latitude / longitude	:	Latitude: 18°30'13.86"N Longitude: 73°55'30.20"E
5.	Address for Correspondence	:	
	a) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	:	Mr. Pradeep Amrutlal Runwal M/s. Runwal Erectors Pvt. Ltd. At Survey No. 153A/1 to 4/1/1 & Survey No. 153A/1 to 4/1, Hadapsar, Tahsil Haveli, District Pune, State Maharashtra. Email: amrutrunwalgroup@gmail.com Phone No. 020-66020390, 9923102117
b) Address of the Concerned Project Chief Engineer (with Pin code & Telephone / Telex / Fax Numbers)	:		
6.	Salient features	:	Total 10 Offices, 48 Shops, 3 Restaurants, 11 Sports/ Assembly, 121 Rooms shall be developed. Maximum height of the building is 39.9 m.
	a) of the Project	:	
	b) of the Environmental Management Plans	:	Environment Management Plan Includes- <ul style="list-style-type: none"> • Green belt development (Plantation with mostly indigenous plant species) • Measures to avoid noise pollution (Use of PPE, maintenance of machinery) • Water Environment (STP, Recycle & Reuse) • Solid waste management (Segregation at source, organic waste-composting, inorganic waste-recycle / reuse / resource recovery & proper disposal) • Rain water harvesting plan • Energy conservation plan (use of natural resources & non-conventional energy sources) • Risk assessment & Disaster management plan • Firefighting system
7.	Breakup of the Project Area	:	
	a) Submergence area: forest & non forest	:	N.A.
	b) Others	:	Plot Area-8340.00 Sq. m Built Area- 36925.20 Sq. m

8.	Breakup of the project affected population with the enumeration of those losing Houses / Dwelling units only, Agricultural Land & Landless Laborers / Artisans:	: NA																																																															
	a) SC, ST / Adivasi	: N.A.																																																															
	b) Others (please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details & year of survey)	: N.A.																																																															
9. a)	Financial Details: Project cost as originally planned and subsequent revised estimates and the year of price reference	: Rs. 95.5 Crores																																																															
b)	Allocation made for environmental management plans with item wise and year wise breakup	<p>During Construction Phase:</p> <table border="1" data-bbox="678 1029 1388 1354"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Total Cost (Rs. in Lakhs)</th> </tr> </thead> <tbody> <tr><td>1.</td><td>Water for dust Separation</td><td>1.5</td></tr> <tr><td>2.</td><td>Site Sanitation</td><td>3</td></tr> <tr><td>3.</td><td>Environmental Monitoring</td><td>2</td></tr> <tr><td>4.</td><td>Disinfection</td><td>1</td></tr> <tr><td>5.</td><td>Health Check-up</td><td>2</td></tr> <tr><td>6.</td><td>Safety Measures</td><td>5</td></tr> <tr><td>7.</td><td>Modular STP for Labour Colony</td><td>15.5</td></tr> <tr><td colspan="2">Total</td><td>30</td></tr> </tbody> </table> <p>During Operation Phase:</p> <table border="1" data-bbox="690 1449 1380 1900"> <thead> <tr> <th>Sr. No.</th> <th>EMP Measures</th> <th>Capital Cost (In Lacs)</th> <th>O&M Cost (In Lacs)</th> </tr> </thead> <tbody> <tr><td>1.</td><td>Sewage Treatment Plant (STP)</td><td>56</td><td>11.11</td></tr> <tr><td>2.</td><td>Solid waste management</td><td>14.75</td><td>2.94</td></tr> <tr><td>3.</td><td>Rainwater harvesting</td><td>23</td><td>1</td></tr> <tr><td>4.</td><td>Gardening & Landscaping</td><td>80</td><td>10</td></tr> <tr><td>5.</td><td>Energy System</td><td>138</td><td>5</td></tr> <tr><td>6.</td><td>Safety Measures</td><td>10</td><td>2</td></tr> <tr><td>7.</td><td>Labour/ Security</td><td>5</td><td>2</td></tr> <tr><td>8.</td><td>Storm water &</td><td>30</td><td>2</td></tr> </tbody> </table>	Sr. No.	Particulars	Total Cost (Rs. in Lakhs)	1.	Water for dust Separation	1.5	2.	Site Sanitation	3	3.	Environmental Monitoring	2	4.	Disinfection	1	5.	Health Check-up	2	6.	Safety Measures	5	7.	Modular STP for Labour Colony	15.5	Total		30	Sr. No.	EMP Measures	Capital Cost (In Lacs)	O&M Cost (In Lacs)	1.	Sewage Treatment Plant (STP)	56	11.11	2.	Solid waste management	14.75	2.94	3.	Rainwater harvesting	23	1	4.	Gardening & Landscaping	80	10	5.	Energy System	138	5	6.	Safety Measures	10	2	7.	Labour/ Security	5	2	8.	Storm water &	30	2
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			Drainage Network		
			Total	356.75	36.05
c)	Benefit cost ratio/Internal rate of Return and the year of assessment	:	N.A.		
d)	Whether (c) includes the cost of environmental management as shown in the above	:	Yes		
e)	Actual expenditure incurred on the project so far	:	18.6 Cr.		
f)	Actual expenditure incurred on the environmental management plans so far	:	Nil		
10.	Forest Land Requirement				
a)	The status of approval for diversion of forest land for non-forestry use	:	N.A.		
b)	The status of clearing felling	:	N.A.		
c)	The status of compensatory afforestation, if any Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	N.A.		
11	The status of clear felling in non-forest areas (such as submergence area or reservoir, approach roads), if any with quantitative information required.	:	N.A.		
12	Status of construction (Actual &/or planned)	:	Construction done till date is total Built-up 24,037.6 sq. m (Including Parking).		
a)	Date of commencement (Actual &/or planned)	:	-		
b)	Date of completion (Actual &/or planned)	:	Project will be completed within next 2 years		
13	Reasons for the delay if the project is yet to start	:	-		
14	Dates of Site Visits				
a)	The dates on which the project was monitored by the Regional Office on previous occasions, if any	:	NA		
b)	Date of site visits for this monitoring report	:	-		

Post EC Compliance

EC Letter No. F. No. 21-29/2017-IA-III dated 23.10.2017

Project Status: Construction done till date is total Built-up 24,037.6 Sq. m. (Including Parking). Construction done is in accordance with first sanction CC/1610/05 dated 27.07.2005 with built-up 9010.12 Sq. m. & Second sanction CC/1132/07 dated 09.07.2007 with built-up 11621.47 Sq. m. As per the Ministry of Environment and Forest notification dated 4th April 2011, the basement & parking area is included into the Built UP Area. Therefore, Total Built-up area has been changed to 36,925.20 Sq. m. which includes parking area admeasuring 12,918.64 Sq. m. which exceeded 20,000.00 Sq. m. Hence project came into purview of Environmental Clearance.

Sr. No.	EC Conditions	Compliance
PART A: Specific Conditions		
Construction Phase		
1.	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	Complied
2.	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Complied
3.	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	During construction phase, fugitive emissions will be controlled by providing closed storage, closed handling & conveyance of materials. Water will be sprinkled frequently to suppress the dust.
4.	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside)	Shall be Complied

Sr. No.	EC Conditions	Compliance
	before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	
5.	Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Labour were hired from nearby residing place & hence there was no need for housing of labours. STP will be provided during operation phase.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Shall be Complied.
7.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Shall be Complied.
8.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Shall be Complied.
9.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Shall be Complied.
10.	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Shall be Complied.
11.	Sewage shall be treated in the STP based on Moving Bed Biofilm Reactor (MBBR) Technology (with tertiary treatment i.e. Ultra Filtration). The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling. Excess treated effluent shall be discharged in to drain as per CPCB norms.	Shall be Complied.
12.	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model	Shall be Complied.

Sr. No.	EC Conditions	Compliance
	Building Byelaws, 2016. As proposed, 1 No. of rain water harvesting tanks of total capacity of 160 m ³ shall be provided as per CGWB guidelines.	
13.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. 100 m ² space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.	Shall be Complied.
14.	Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.	Shall be Complied.
15.	A First Aid Room shall be provided in the project both during construction and operations of the project.	Shall be Complied.
16.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Shall be Complied.
17.	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Shall be Complied.
18.	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.	Shall be Complied.
19.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Shall be Complied.
20.	As proposed, no ground water shall be used during construction/ operation phase of the project.	Agreed.
21.	Approval of the CGWA require before any dewatering for basements.	Noted
22.	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of fire fighting equipment etc. as per National Building Code including protection measures from lightening etc.	Complied
23.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Shall be Complied.
24.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and	Shall be Complied.

Sr. No.	EC Conditions	Compliance
	noise emission standards be operated only during nonpeak hours.	
25.	Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Complied, The reports attached as annexures.
26.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27 th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in building construction.	Shall be Complied.
27.	An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organisation of repute and specialising in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.	Shall be Complied.
28.	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ul style="list-style-type: none"> • Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. • Traffic calming measures. • Proper design of entry and exit points. • Parking norms as per local regulation. 	Shall be Complied.
Operational Phase		
1.	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Shall be Complied.

Sr. No.	EC Conditions	Compliance
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Shall be Complied.
3.	Fresh water requirement from Pune Municipal Corporation Water Supply shall not exceed 101 m ³ /day.	Shall be Complied.
4.	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Shall be Complied.
5.	The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Shall be Complied.
6.	No sewage or untreated effluent water would be discharged through storm water drains.	Shall be Complied.
7.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Shall be Complied.
8.	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, the Construction and Demolition Waste Management Rules, 2016 and the Plastics Waste Management Rules, 2016 shall be followed.	Shall be Complied.
9.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Shall be Complied.
10.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Shall be Complied.
11.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.	Shall be Complied.

Sr. No.	EC Conditions	Compliance
12.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed adequate area shall be provided for green belt development.	Shall be Complied.
PART B - GENERAL CONDITIONS		
1.	A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.	Complied
2.	The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.	Shall be Complied.
3.	Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.	Shall be Complied.
4.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.	Noted.
5.	The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.	Shall be Complied.
6.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.	Shall be Complied.
7.	These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.	Shall be Complied.
8.	The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution	Complied. Advertisement published in two local newspapers is attached.

Sr. No.	EC Conditions	Compliance
	Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at http://www.envfor.nic.in . The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.	
9.	Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Shall be Complied.
10.	A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body 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.	Attached
11.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, 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 sectorial 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.	Monitoring Reports attached
12.	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by email.	Shall be Complied.

F. No. 21-29/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi – 3.

Date: 23rd October, 2017

To,

M/s Runwal Erectors Pvt Ltd
41/12, Karve Road, Runwal Plaza,
First Floor, Pune – 41004

Email: amrutrunwalgroup@gmail.com

Subject: Proposed Commercial Construction project 'Runwal REGALIA' at Survey no.153A/1 to 4/1/1 & Survey No.153A/1 to 4/1, Hadapsar, Pune by M/s Runwal Erectors Pvt Ltd – Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/MH/NCP/62119/2017 dated 03rd January 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Proposed Commercial Construction project 'Runwal REGALIA' at Survey no.153A/1 to 4/1/1 & Survey No.153A/1 to 4/1, Hadapsar', Pune by M/s Runwal Erectors Pvt Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its meetings held on 13-15 February, 2017 and 26-28 July, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

The project is located at 18°30'13.86"N Latitude and 73°55'30.20"E Longitude.

- (i) Construction done till date is FSI area 4678 sqm, Non FSI area 14977.99 sqm and total Built-up 19655.99 sqm (Including Parking). Construction done is in accordance with first sanction CC/1610/05 dated 27.07.2005 with built-up 9010.12 sqm. & Second sanction CC/1132/07 dated 09.07.2007 with built-up 11621.47 sqm. As the Total Built up area was less than 20,000.00 sqm. hence Environment Clearance not required. As per the Ministry of Environment and Forest notification dated 4th April 2011, the basement & parking area has to be included into the Built UP Area. Therefore, Total Built-up area has been changed to 36,925.20 sqm which includes parking area admeasuring 12,918.64 sqm which exceeded 20,000.00 sqm. Hence project came into purview of Environmental Clearance.
- (ii) As of now the construction activity is stopped and the construction status of the project is as follows;
From all above facts and reference to Circular by Environment Department, Govt of Maharashtra circular No. ENV 2013/CR 39/TC-1 Dated 21/4/2015, it is to inform you that we have not carried out construction more than 20000 sqm.
- (iii) The total plot area is 8,340.00 sqm, FSI area is 12,340.57 sqm and total construction area of 36,925.20 sqm. The project will comprise of

Commercial Building. Total 10 Offices, 48 Shops, 3 Restaurants, 11 Sports/ Assembly, 121 Rooms shall be developed. Maximum height of the building is 39.9 m.

- (iv) During construction phase, total water requirement is expected to be 50 KLD which will be met by treated water from tanker.
- (v) During operational phase, total fresh water demand of the project is expected to be 169 KLD and the same will be met by the 77 KLD Recycled water and 101 KLD Fresh Water supplied by Pune Municipal Corporation. Wastewater generated (149 KLD) uses will be treated in 1 STPs of total 160 KLD capacity. 77 KLD of treated wastewater will be recycled (68KLD for flushing, 9 KLD for gardening). About 76 KLD will be disposed in to drain.
- (vi) About 0.602 TPD solid wastes will be generated in the project. The biodegradable waste (0.279 TPD) will be processed in OWC and the non-biodegradable waste generated (0.323 TPD) will be handed over to authorized local vendor.
- (vii) The total power requirement during construction phase is 25 kVA and will be met from MSEDCL / D.G. set and total power requirement during operation phase is 1865 kVA and will be met from MSEDCL.
- (viii) Rainwater that can be harvested in tank proposed with capacity 160 cum.
- (ix) Parking facility for 281 four wheelers and 819 two wheelers is proposed to be provided against the requirement of 281 and 819 respectively (according to local norms).
- (x) Proposed energy saving measures would save about 19% of power.
- (xi) Project site is not located within 10 km of Eco Sensitive areas.
- (xii) There is no court case pending against the project.
- (xiii) Investment/Cost of the project is Rs. 95.5 crore.
- (xiv) **Employment potential:** Commercial building is proposed; direct & indirect employment is envisaged.
- (xv) **Benefits of the project:** Commercial building is proposed; direct & indirect employment is envisaged.

3. The EAC, in its meeting held on 26-28 July, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Proposed Commercial Construction project 'Runwal REGALIA' at Survey no.153A/1 to 4/1/1 & Survey No.153A/1 to 4/1, Hadapsar', Pune by M/s Runwal Erectors Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

I. Construction Phase

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before

commencement of work. All the construction shall be done in accordance with the local building byelaws.

- (ii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iii) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (iv) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (v) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
- (vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing,

- landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (x) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
 - (xi) Sewage shall be treated in the STP based on Moving Bed Biofilm Reactor (MBBR) Technology (with tertiary treatment i.e. Ultra Filtration). The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling. Excess treated effluent shall be discharged in to drain as per CPCB norms.
 - (xii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 1 no. of rain water harvesting tanks of total capacity of 160 m³ shall be provided as per CGWB guidelines.
 - (xiii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. 100 m² space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
 - (xiv) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
 - (xv) A First Aid Room shall be provided in the project both during construction and operations of the project.
 - (xvi) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
 - (xvii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
 - (xviii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
 - (xix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 - (xx) As proposed, no ground water shall be used during construction/ operation phase of the project.
 - (xxi) Approval of the CGWA require before any dewatering for basements.
 - (xxii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

- (xxiii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xxv) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxvi) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (xxvii) An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organisation of repute and specialising in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.
- (xxviii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - Traffic calming measures.
 - Proper design of entry and exit points.
 - Parking norms as per local regulation.

II. Operational Phase

- (i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- (ii) For indoor air quality the ventilation provisions as per National Building Code of India.

- (iii) Fresh water requirement from Pune Municipal Corporation Water Supply shall not exceed 101 m³/day.
- (iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (v) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (vi) No sewage or untreated effluent water would be discharged through storm water drains.
- (vii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- (viii) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, the Construction and Demolition Waste Management Rules, 2016 and the Plastics Waste Management Rules, 2016 shall be followed.
- (ix) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- (x) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- (xi) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed adequate area shall be provided for green belt development.

PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall

also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.

- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.
- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, 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 sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

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



(Kushal Vashist)
Director

Copy to:

- 1) The Principal Secretary, Environment Department, Government of Maharashtra, 15th Floor, New Administrative Building, Mantralaya, Mumbai - 400 032.
- 2) The APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur - 440001.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.



(Kushal Vashist)
Director

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwater @mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Consent order No: Format1.0/BO/JD (WPC)/UAN-046546/CE/CC- 1906000301
Date 07/06/2019

To,
M/s. Runwal Erectors Pvt Ltd,
S. No. 153A/1 to 4/1/1
Hadapsar, Pune,
Tal: Haveli, Dist: Pune.

Sub: Consent to Establish for Commercial Construction Project is granted under Red Category.

- Ref:**
1. Your Application vide UAN No. -0000046546 Dated: 05.04.2018
 2. Environmental clearance granted by MoEF, and climate change No. F.No. 21-29/2017-IA-III dt.23.10.2017
 3. Minutes of Consent Committee meeting held on 02.05.2019.

For: Consent to Establish for Commercial Construction Projects granted 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 under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
2. The proposed capital investment of the project is Rs. 95.50 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Establish is valid for construction of Commercial Construction Project named as **M/s. Runwal Erectors Pvt Ltd, S. No. 153A/1 to 4/1/1 Hadapsar, Pune Tal: Haveli, Dist: Pune.** For total Plot area of 8,340.0 Sq. Mtrs and total construction built up area 36,925.20 Sq.Mtrs including utilities and services as per Construction Commencement Certificate issued by local body.

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

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	149.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

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

Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1	DG Set	630 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet garbage	279.0 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	323.0 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	35.0 Kg/day	STP	Used as manure

6. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
7. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
8. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
9. 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.
10. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
11. Project Proponent shall install online monitoring systems for BOD, TSS and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
13. The Applicant should comply the conditions stipulated in Environmental Clearance Granted by MoEF and Climate change vide No. F.No. 21-29/2017-IA-III dt.23.10.2017 for total Plot area 8,340.0 Sqm and total construction BUA 36,925.20 Sqm.

For and on behalf of the
Maharashtra Pollution Control Board

(E.ravenciran, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	3,75,000.0/-	JSBP182090003050	14.11.2018	Janta Sahakari Bank Ltd

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune-II -- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC/CAC desk- for record & website updating purposes.

Schedule-I


Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **160.0 CMD**
- B] The Applicant shall operate the effluent 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for PH
01	BOD (3 days 27°C)	10
02	Suspended Solids	20
03	COD	50
04	Residual chlorine	1 PPM

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- 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 should 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
- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	169.0

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

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

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

Sr. No.	Stack Attached To	APC System	Height in Mtrs. Of each stack	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (630 KVA) 2 Nos	Acoustic enclosure	5.02	Diesel	200	Lit/Hr	--	--
2.	DG Set (250 KVA)	Acoustic enclosure	3.5	Diesel	180	Lit/Hr	--	----

* Above roof of the building in which it is installed.

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

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards Compliance of EC and consent conditions.	Up to Commissioning of the project	Five years



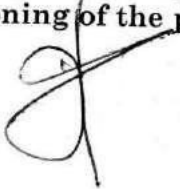
Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

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

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992
- 10) **The Applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**



Form-7**APPLICATION FOR TRANSFER OF ENVIRONMENTAL CLEARANCE**

(To be filled up by User Agency)

1. Details of Earlier Project Proponent

Proposal No. : SIA/MH/MIS/293984/2022

(a) Name of the project : The Capital at Sr. No. 153A/1 to 4/1/1 & 153A/1to 4/1, Pune Solapur Road, Near Mega Center, Hadapsar, Pune Maharashtra

(b) Name of the Company/Organisation Name : Runwal Erectors Pvt. Ltd.

(c) Registered Address : 8th Floor, City Square, Behind Rahul Cinema, Next to Zenith Complex, Shivajinagar, Pune

(d) Legal Status of the Company : 6

(e) Joint Venture (Yes/No) : No

2. Details of New Project Proponent

(a) Name of Company / Organisation. : F5 REALTORS

(b) Registered Address. : Office No. 803, City Square, CTS No. 1723, Shivaji Nagar Maharashtra 411005

(c) Legal Status of the Company. : Others

(d) Joint Venture (Yes/No). : No

3. Address for the Correspondence

(a) Name of the Applicant. : Nitin Suresh Malpani

(b) Designation (Owner/Partner/CEO) : Partner

(c) Address :-

State : Maharashtra

District : Pune

Town / Village : No

(d) Pin Code : 411005

(e) Email : deven@f5realtors.com

(f) Telephone no : No

(g) Fax no : No

(h) Mobile no : 9823022025

(i) Contact Person. : NitinMalpani

(j) Website (if any) : No

4. Category of the Project/Activity as per Schedule of EIA Notification,2006

(a). Major Activity. : 8(a) Building and Construction projects

Minor Activity : No

Major Sub Activity. : No


Minor Sub Activity : No

(b). Category : B2



Reason for applicant at central level/state level(in case of B1 and B2): No

(c). Reason : No


5. Details of Environmental Clearance

- (a) Project Name : The Capital
 (b) MoEF&CC / SEIAA File No : F No. 21-29/2017-IA-III dtd. 23 Oct 2017
 (c) Date of issue of EC : 23/10/2017
 (d) Uploaded EC letter : 






6. Details of Consent to Establishment

- (i) Whether Consent to Establishment obtained (Yes/No) ? : Yes
 (ii) Uploaded copies of Consent to Establishment obtained: 
 (iii) Date of issue : 07/06/2019
 (iv) Valid Upto: 07/06/2024
 (v) File No : 1906000301
 (vi) Application No : 046546
 (vii) Uploaded copy of Consent to operate valid as on Date: 

7. Status of Implementation of Project

Uploaded details of Physical process made on the project / facilities / activities for which environmental clearance was granted: 

8. Documents to be Attached:-

- (a) Uploaded No Objection from the transferor: 
 (b) Uploaded undertaking by transferee stating regarding acceptance of the terms and conditions was granted: 
 (c) Uploaded Copy of Transfer of the firm from competent authority: 
 (d) Uploaded Cover Letter duly signed by the project proponent or authorized person: 
 (e) Uploaded a copy of authorization duly signed by the project proponent in support of the person making this application on behalf of the User Agency: 
 (f) Uploaded Additional File, If any : No Data

Essential Details Sought

Essential Details Sought			
S.no.	EDS Sought Date	EDS Sought	Letter
NIL			

Additional Detail Sought: NIL

Transferred(Category A To B) Details

Transferred(Category A To B) Details					
S.no.	Category A Proposal No	Category B Proposal No	Transfer Date	Reason	Letter
NIL					

9. Undertaking:-

(a): I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information found to be false or misleading at any stage, The project will be rejected and clearance given, If any to the project will be revoked at our risk and cost. In addition to above, I hereby give undertaking that no activity / construction / expansion has since been taken up.

(b)Name : Nitin Suresh Malpani

(c)Designation: Partner

(d)Company: F5 REALTORS

(e)Address: Office No. 803, City Square, CTS No. 1723, Shivaji Nagar Maharashtra 411005

Format No. EME/LAB/Format 7.8/TR

Test Report

Report Number : MITCON/2022-23/November/11262

Issue Date: 18/11/2022

Client's Name & Address	Sample Details	
Runwal Regalia at Survey No.153A/1 to 4/1/1 & No.153 A/1 to 4/1, Hadapasar Pune By Runwal Erectors Pvt.Ltd	Sample Code	MITCON/2022-23/November/11262/1
	Name of Sample	Soil
	Sample Details	Project Site Soil
	Sample Collected By	MITCON
	Sample Collected On	14/11/2022
	Date of Sample Receipt	14/11/2022
	Analysis Start Date	14/11/2022
	End Date of Analysis	18/11/2022

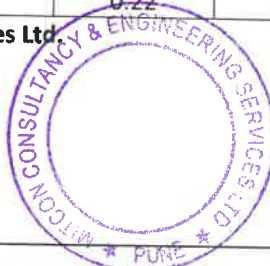
ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	Test Method
01	Texture	Clay Loam	-	EME/SOP/SOIL/TEXTURE
02	Percentage Of Different Components			
	Sand	25	%	EME/SOP/SOIL/TEXTURE
	Silt	35	%	
	Clay	40	%	
03	Soil Moisture	4.05	%	IS 2720 Part II1973
04	Bulk Density	1.12	gm/cm ²	EME/LAB/SOIL/Bulk Density
05	Organic Matter	0.38	%	IS 2720(part22)1972,Rev1,2015
06	Calcium (as Ca)	70.3	mg/kg	EME/LAB/SOIL/Calcium
07	Magnesium (as Mg)	48.5	mg/kg	EME/LAB/SOIL/Magnesium
08	Available Nitrogen	94.3	kg/ha	EME/LAB/SOIL/Available nitrogen
09	Phosphorous (as P)	15.2	kg/ha	EME/LAB/SOIL/Phosphate
10	Potassium (as K)	125.1	kg/ha	EME/LAB/SOIL/Potassium
11	Iron (as Fe)	0.32	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
12	Zinc (as Zn)	0.20	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
13	Copper (as Cu)	0.26	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
14	Sodium	33.3	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
15	Manganese (as Mn)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
16	Total Chromium (as Cr)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
17	Nickel (as Ni)	<0.02	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
18	Cadmium (as Cd)	<0.05	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
19	Lead (as Pb)	<0.1	mg/kg	EME/LAB/SOIL/Micronutrients/AAS
20	pH	8.02	--	IS 2720 (Part 26) 1987,Rev..2,Reaff 2011
21	Conductivity	848.2	µs/cm	IS 14767,2000,Reaff 2016
22	Organic Carbon	0.22	%	C.A.Black Agronomy

For MITCON Consultancy & Engineering Services Ltd

Kadambari
Checked By

(Mrs. Kadambari Deshmukh)



Sandeep

Authorized Signatory

Dr. Sandeep Jadhav
(Senior Vice President)

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MITCON Consultancy & Engineering Services Ltd.Environment Management and Engineering Division
(Environmental Laboratory)

Agriculture College Campus, Next to DIC office, Shivaji Nagar, Pune. 411 005,

Ph. No. 66289405/400, email: emelab@mitconindia.com

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Test Report

Report Number : MITCON/2022-23/November/11262

Issue Date: 18/11/2022

Client's Name & Address	Reference No.	MITCON/2022-23/November/11262/2
Runwal Regalia at Survey No.153A/1 to 4/1/1 & No.153 A/1 to 4/1, Hadapsar Pune By Runwal Erectors Pvt.Ltd	Date of Monitoring	14/11/2022
	Type of Monitoring	Ambient Air
	Test Location	Project Site
	Monitoring Done By	MITCON
	Date of Analysis	14/11/2022

RESULT

Sr. No.	Description	Unit	Results	NAAQ Standards
01	Sulphur Dioxide (SO ₂)	µg/M ³	26.1	≤ 80
02	Oxides of Nitrogen (NO _x)	µg/M ³	37.4	≤ 80
03	Particulate Matter PM ₁₀ micron	µg/M ³	60.3	≤ 100
04	Particulate Matter PM _{2.5} micron	µg/M ³	22.2	≤ 60

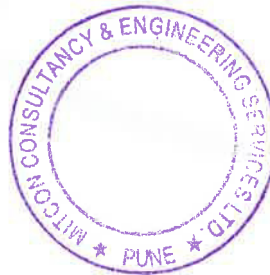
REMARKS/OBSERVATIONS:

All above results are within National Ambient Air Quality standards

For MITCON Consultancy & Engineering Services Ltd.

Checked By

(Mrs. Kadambari Deshmukh)


Authorized SignatoryDr. Sandeep Jadhav
(Senior Vice President)

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Test Report

Report Number : MITCON/2022-23/November/11262

Issue Date: 18/11/2022

Client's Name & Address	Reference No.	MITCON/2022-23/November/11262/3
Runwal Regalia at Survey No.153A/1 to 4/1/1 & No.153 A/1 to 4/1, Hadapsar Pune By Runwal Erectors Pvt.Ltd	Date of Monitoring	14/11/2022
	Type of Monitoring	Ambient Noise
	Monitoring Done By	MITCON
	Duration Of Monitoring	24 Hrs.

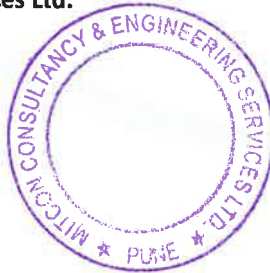
READINGS

Sr. No.	Test Location	Unit	Day Time 06:00 am to 10:00 pm	Limits as per MPCB Day Time	Night Time 10:00 pm to 06:00 am	Limits as per MPCB Night Time
01	Project Site	dB(A)	63.2	≤65	54.1	≤55

For MITCON Consultancy & Engineering Services Ltd.

Checked By

(Mrs. Kadambari Deshmukh)



Authorized Signatory

Dr. Sandeep Jadhav
(Senior Vice President)

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Format No. EME/LAB/Format 7.8/TR

Test Report

Report Number : MITCON/2022-23/November/11262

Issue Date: 18/11/2022

Client's Name & Address	Sample Details	
Runwal Regalia at Survey No.153A/1 to 4/1/1 & No.153 A/1 to 4/1, Hadapasar Pune By Runwal Erectors Pvt.Ltd	Sample Code	MITCON/2022-23/November/11262/4
	Name of Sample	Water
	Sample Details	Drinking Water (project Site)
	Container details	2 lit plastic can + 100 ml sterile bottle
	Sample Collected By	MITCON
	Method of sampling	IS 3025 (Part I)
	Sample Collected On	14/11/2022
	Date of Sample Receipt	14/11/2022
	Analysis Start Date	14/11/2022
	End Date of Analysis	18/11/2022

ANALYSIS RESULTS

Sr. No.	Parameters	Results	Unit	IS:10500:2012 Required Standards	Test Methods
CHEMICAL POTABILITY					
1.	pH at 25 °C	7.12	-	6.50 to 8.50	APHA 4500 H+, A, 4-95 23 rd Ed 2017
2	Turbidity	<1	NTU	≤ 1	IS: 3025 Part-10 (Rev.1, RA:2012)
3	Total Dissolved Solids	96.0	mg/l	≤ 500	APHA 2540 C, 2-69 to 2-70, 23 rd Ed 2017
4	Total Hardness as CaCO ₃	45.32	mg/l	≤ 200	APHA 2340 C, 2-48 to 2-50, 23 rd Ed 2017
5	Calcium as Ca	14.22	mg/l	≤ 75	APHA 3500 Ca B, 3.-69 to 3-70, 23 rd Ed 2017
6	Magnesium as Mg	3.12	mg/l	≤ 30	APHA 3500 Mg B, 3.-86, 23 rd Ed 2017
7	Chloride as Cl ⁻	7.12	mg/l	≤ 250	APHA 4500 Cl B, 4-75 to 4-76, 23 rd Ed 2017
8	Sulphate as SO ₄	11.25	mg/l	≤ 200	APHA 4500 SO ₄ -E, 4-199 to 4-200 23 rd Ed 2017.
9	Nitrate as NO ₃	5.62	mg/l	≤ 45	APHA 4500 NO ₃ - B 4-127 23 rd Ed 2017
10	Iron (as Fe)	<0.05	mg/l	≤ 0.3	APHA 3111 B, 3-18 to 3-21, 23 rd Ed 2017(AAS)
BACTERIOLOGICAL POTABILITY					
01	Total Coliforms	<2	MPN/100 ml	Absent	IS: 1622 (R.A 1 2009)
02	Fecal Coliforms	<2	MPN/100 ml	Absent	IS: 1622 (R.A 1 2009)

REMARKS / OBSERVATIONS:

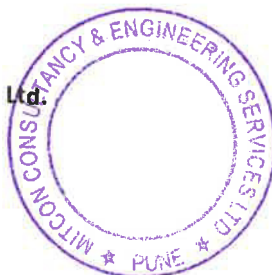
- The above water sample is complying with required limits as per IS 10500:2012.
- Note: - For Faecal Coliform and Total Coliform <2 can be considered as Absent. [Refer IS: 1622 (R. A: 2009), Table No. 4]

For MITCON Consultancy & Engineering Services Ltd.



Checked By

(Mrs. Kadambari Deshmukh)



Authorized Signatory

Dr. Sandeep Jadhav
(Senior Vice President)

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४११००४
फोन : ०२०-२५४४५६३९

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रुणवाल इरेक्टर प्रा. लि.

PUBLIC NOTICE
RUNWAL ERECTOR PVT.LTD.
Regd. Office: 41/12, Runwal Plaza,
First Floor, Karve Road, Pune 411004
Tel: 020-25445639

PUBLIC NOTICE
Government of India, Ministry of
Environment, Forest and Climate
Change, New Delhi has accorded
Environmental Clearance vide F. No.
21-29/2017-IA-III dated 23rd October
2017 for Commercial Construction
Project RUNWAL REGALIA at S.No.
153A/1 to 4/1/1 and S. No. 153A/1-4/1,
Hadpsar, Pune
Copies of the clearance letters are
available with Maharashtra Pollution
Board and may also be seen on the
website of the Ministry of Environment
Forest and Climate at
<http://www.enfor.nic.in>
Place : Pune
Date : 8th Jan. 2018
Pradeep Runwal Managing Director
Runwal Erector Pvt. Ltd.

Site Photographs

