सत्यमेव जयते

File No: SIA/MH/INFRA2/456805/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

****

Date **08/07/2025**

To,

Navin Suresh Agarwal
I ESTATES INFRA LLP
Office no 605+606, 6 th Floor, Business court, C Wing Mukund nagar , Mukundnagar Pune, PUNE, MAHARASHTRA, Business court D wing, 411037
navin@pridepurplegroup.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/456805/2024 dated 16/01/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812MH5201858N
(ii) File No.	SIA/MH/INFRA2/456805/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Residential & Commercial Project located at Sr.No.66/1A, 66/4, 68/1C, 68/3/2(P) at Village – Kharadi Pune Maharashtra
(viii) Name of Company/Organization	I ESTATES INFRA LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/456805/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. I Estates Infra LLP,
Sr.No.66/1A, 66/4, 68/1C,
68/3/2(P) at Village – Kharadi,
Pune.

Subject : Environmental Clearance for Proposed Residential & Commercial Project located at Sr.No.66/1A, 66/4, 68/1C, 68/3/2(P) at Village – Kharadi Pune Maharashtra by M/s. I Estates Infra LLP.

Reference : Application no. SIA/MH/INFRA2/456805/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 202nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8th May, 2025.

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

1.	Proposal No	SIA/MH/INFRA2/456805/2024	
2.	Name of Project	Proposed Residential & Commercial Project located at Sr.No.66/1A, 66/4, 68/1C, 68/3/2(P) at Village – Kharadi Pune Maharashtra by M/s. I Estates Infra LLP.	
3.	Project category	8b (B1)	
4.	Type of Institution	Private	
5.	Project Proponent	Name & Designation	Mr. Gunesh Sancheti (Partner)
		Regd. Office Address	Office No.605+606, 6th floor, Business court, D wing, Mukundnagar, Pune
		Contact No	8805588055
		E-mail	navin@pridepurplegroup.com
6.	Consultant	M/s. Mahabal Enviro Engineers Pvt Ltd.	
7.	Applied for	New (Greenfield)	
8.	Details of previous EC	NA	
9.	Location of the project	Sr. No, 66/1A, 66/4, 68/1C, 68/3/2(P), Village - Kharadi, Taluka - Haveli, District - Pune, State - Maharashtra	
10.	Latitude and Longitude	Latitude-18^{0}32'57.95"N, Longitude -73^{0}57'32.83"E	
11.	Total Plot Area (m2)	32,142.50 m2	
12.	Deductions (m2)	4218.44 m2	
13.	Net Plot area (m2)	27,924.06 m2	

14.	Proposed FSI area (m2)	1,49,316.87 m2
15.	Proposed non-FSI area (m2)	80,000.00 m2
16.	Proposed TBUA (m2)	2,29,316.87 m2
17.	TBUA (m2) approved by Planning Authority	Zone No.1/5902 dated 22.11.2024, FSI Area-1,42,424.03 m2 Non FSI Area- 80013.97 m2, Total BUA construction area-2,22,438.00 m2
18.	Ground coverage (m2) & %	7657.81 m2 (24%)
19.	Total Project Cost (Rs.)	Rs. 698.00 Crore

20.	CER as per MoEF& CC circular Dated 01/05/2018	Activity	Location	Cost(Rs.)	Duration
		Will be implemented as per MoEF Memorandum 22-65/2017-IA-III dated 25th February 2021.			

21. Details of Building Configuration:

Previous EC/ Existing Building:-	Proposed Configuration		
	Building Name	Building Configuration	Height (m)
NA	Wing A	B1+B2+P3+P4+P5+33 th Floors	103.21
	Wing B	B2+P3+P4+P5+33th Floors	103.21
	Wing C	B1+B2+P3+P4+P5+31 th Floors	103.31
	Wing D	B1+B2+P3+P4+P5+31 th Floors	103.31
	Wing E	B1+B2+P3+P4+P5+31 th Floors	103.31
	MHADA Building	St+13th Floors	43.70
	Building 1	LG+UG+4th Floors	14.95
	Building 2	G+2 Floors	9.6
	Building 3	P+3 Floors	12.15
	Building 4A	P+4 Floors	14.95
	Building 4B	P+3 Floors	12.15
	Building 5A	P+3 Floors	12.15
	Building 5B	P+3 Floors	12.15
	Building 6	P+3 Floors	12.15
	Building 7	P+3 Floors	12.15
	Building 8	G+2 Floors	9.9
	Building 9	P+4 Floors	14.95
	Club House 1	P3+P4+P5 +1st Floor	5.46
	Club House 2	G+1 Floor	8.00
	Club House 3	G+1 Floor	8.00

Reason for Modification / Change:- NA

22.	Total number of tenements	Residential Tenements -1112 Nos., Commercial Shop– 4 Nos. Total Tenements (Residential & Commercial)- 1116 Nos.
	Occupancy	Residential users: 6667 Nos., Commercial Users: 67 Nos. Total occupancy (Residential & Commercial)- 6734 Nos.

23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	580.00	Fresh Water	580.00
		Recycled Water (Flushing)	293.00	Recycled Water (Flushing)	293.00

		Recycled Water (Gardening)	23.00	Recycled Water (Gardening)	00
		Swimming Pool (*Water Tanker*)	5 .00	Swimming Pool (*Water Tanker*)	5.00
		Club House	0.0	Club House	0.0
		Total Water Requirement	896.00	Total Water Requirement	873.00
		Wastewater generation	757.00	Wastewater generation	757.00
		Excess treated water	365.00	Excess treated water	388.00

24.	Water Storage Capacity for Firefighting/ UGT	Domestic UG tank Capacity: 624 CMD Drinking UG tank Capacity: 120 CMD Fire UG tank Capacity: 675 CMD		
25.	Source of water	PMC (Pune Municipal Corporation)		
26.	Rain Water Harvesting (RWH)	Level of the Ground water table:	Summer Season – 13 m. to 19.33 m. BGL. (16.00 M. Av.) Rainy Season – 5.00 m. to 6.67 BGL. (5.84 M. Average) Winter Season – 900 m. to 13 m. BGL. (11 M. Av.)	
		Size and no. of RWH tank (s) and Quantity:	NA	
		Quantity and size of recharge pits:	No. of recharge pits: 14 Nos. 5No. for Roof Top & 09 No. for Surface Run Off) Size: a) 1.25 m. X 2.00 m.X1.50m	
		Details of UGT tanks if any:	NA	
27.	Sewage and Wastewater	Sewage generation in CMD:	757.00 m^3/day	
		STP technology:	MBBR	
		Capacity of STP (CMD):	Residential -680 CMD MHADA & Bangalow - 115 CMD Total capacity -800 CMD	

28.	Solid Waste Management during Construction Phase	Type	Qty. (kg/d)	Treatment/disposal
		Dry waste:	36.00	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	54.00	
		Construction waste	-	Topsoil to be preserved &excavated earth landscaping & material will be used for filling of plinth area.

29.	Solid Waste Management during Operation Phase	Type	Qty.(kg/d)	Treatment/disposal
		Dry waste:	1276.00	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	1905.00	OWC

		Hazardous waste:	NA	NA
		BMW	NA	NA
		E-Waste (kg/day)	17.62	Handed over to authorized recycler for further handling & disposal purpose
		STP Sludge (dry)	75.2	To be used as manure for Gardening purpose

30.	Green Belt Development	Total RG area Mandatory 10 % (m2):	3211.86
		Existing trees on plot:	49
		Number of Trees to be required	350
		Number of trees to be planted:	350
		Trees To be Retained:	22
		Number of trees to be cut/ transplanted:	27
		Total no of Tress:	372
31.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase Demand Load):	80 kW
		DG Set as Power Back-up during Construction Phase	100 KVA
		During Operation phase (Connected load):	10842.0 KW
		During Operation phase (Demand load):	5053.0 KW
		Transformer:	9 Nos. x 630 KVA
		DG set:	2X630 KVA , 1X 320 KVA
		Fuel used:	HSD
32.	Details of Energy saving	22 % ➢ Common area lightening External & landscape lightening ➢ Using Solar PV Panels ➢ Electrical energy saving by Solar Water Heater ➢ Electrical energy saving by Lift V3f, Energy Efficient pu	

33.	EMP budget during Construction phase	Type	Details	Cost in Lac
		Capital	Air & Noise and Water, Land Biological and Socio-Economic	90.00

34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O&M (Lakh/Y)
		Sewage treatment	STP	224.5	33.94
		RWH	RWH	15.95	5.00
		Swimming Pool	NA	45.00	4.5
		Solid and e-waste	OWC	30.00	5.00
		WTP	Water Treatment Plant	40.00	4.5
		E-waste	Authorized vendor	Included in	

					solid waste	
		Green belt development		Landscape	15.50	6.8
		Strom water Network		Strom	50.00	2.75
		Energy		Solar	59.98	1.19
		Env.Monitoring		Through laboratory	-	7.00
		Disaster Management		DMP	315.00	130.00
35.	Traffic Management	Type	Required as per UDCPR	Actual Provided	Area per parking (m2)	
		4-Wheeler	1045	1047	52,403.45	
		2-Wheeler	1180	1180		
		Bicycles	0	0		
36.	Details of Court cases/ litigations w.r.t. the project and project location if any.					NA

3. Proposal has been considered by SEIAA in its 292nd (Day-2) meeting held on 8th May, 2025 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. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2)of the Environment (Protection) Act, and the inter-state boundaries.
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
3. PP to prepare and implement plan to make proposed project a plastic free zone.
4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
5. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.

6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 3211.86 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-1,42,424.03 m2, Non FSI-80,013.97 m2, total BUA-2,22,438.00 m2. (Plan approval No. IOD-Zone No.1/5902 dated 22.11.2024) (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 give100 % 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, NOx (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.

Jayashree Bhoj
(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
1. District Collector, Pune.
2. Commissioner, Pune Municipal Corporation
3. Regional Officer, Maharashtra Pollution Control Board, Pune.

Six Monthly Environmental Clearance Compliance Report

(Jan 2026 to June 2026)

M/s. I ESTATES INFRA LLP

Sr.No.66/1A, 66/4, 68/1C, 68/3/2(P) at Village – Kharadi, Dist. Pune

Submitted to

Ministry of Environment, Forest & Climate Change (MoEF CC)

Six Monthly Compliance Report for proposed project M/s. I Estate Infra LLP located at Sr.No.66/1A, 66/4, 68/1C, 68/3/2(P) at Village – Kharadi, Pune for the period from Jan 2026 to June 2026.

COMPLIANCE REPORT

Environmental Clearance proposal No. – EC24B3812MH5201858N Date of Issue 08/07/2025 for the proposed project M/s. I Estate Infra LLP located at Sr.No.66/1A, 66/4, 68/1C, 68/3/2(P) at Village – Kharadi, Pune.

1	**Project Type**	8b (B1) (Building Construction
2	**Name of the Project**	Proposed Project
3	**Clearance Letter and date**	EC Identification No. - EC24B3812MH5201858N File No. - SIA/MH/INFRA2/456805/2024 Date of Issue EC - 08/07/2025.
4	**Location**	Sr.No.66/1A, 66/4, 68/1C, 68/3/2(P) at Village – Kharadi Pune.
	a. District	Pune
	b. State	Maharashtra
	c. Latitude /Longitude	Lat 18°32'57.95"N Long 73°57'32.83"E
5	**Address of Correspondence**	
	a. Address of concerned project head	Mr. Gunesh Sancheti (Partner) M/s. I Estate Infra LLP
	b. Address of corporate office	Office 605 + 606, 6th Bussiness court, D wing, Mukundnagar, Pune.

A. Project History:

PP has taken Environmental Clearance EC Identification No. - EC24B3812MH5201858N File No. - SIA/MH/INFRA2/456805/2024 Date of Issue EC - 08/07/2025.for Net total plot area 32142.50 sq.m for total BUA 2,29,316.87 sq.m. ***(Please refer Annexure I for copy of EC)***

PP has obtained Consent to Establish as per Environmental clearance wide Format Format1.0/CC/UAN No.0000252941/CE/2509001374, dated 12/09/2025. For same area as EC

(Please refer Annexure II for copy of CTE)

Construction status till date 23/06/2026

Construction Details

Sr. No	Particulars	Current status of Work
1	**Building:**	
	A to E, MHADA, bldgs. 1 to 3, 4A, 4B, 5A, 5B, 6 to 9.	➢ Excavation work of Building B is 100% Completed ➢ Excavation work of Building C is 75% Completed.
2	Club House	Work not Started
3	Lighting	Work not Started
4	Gardening/Landscape	Work not Started
5	STP	Work not Started
6	RWH	Work not Started
7	Internal Roads	Work not Started
8	Solid Waste Management	Work not Started
9	Plumbing	Work not Started

I. Special Conditions:

S. No	Conditions Stipulated	Compliance Status.
A	**SEAC conditions**	
1	With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in original application No. 93/2024 (CZ) vide order dt. 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km, of the protected area notified under the wildkife (protection) act 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under section 3(2) of the	Noted & Will be complied.

	Environment (Protection) Act and the inter-state boundaries.	
2	PP to obtain IOD/IOA/Concession document/Plan approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing hon'ble supreme court order . PP to obtain all mandatory NOCs from concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.	Same will be complied.
3	PP to prepare and implement plan to make proposed project a plastic free zone.	Noted & Will be complied.
4	PP to ensure to archive the stander parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30/04/2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water.	Noted & Will be complied.
5	PP to the planning authority shall ensure that the construction and demolition waste (C & D waste) is collected and treated at designated places as per construction and demolition waste management rules 2016 amended from time to time.	Noted.
6	PP to provide electric charging facility by providing charging point at suitable places as per Maharashtra Electric Vehicle Policy, 2021	Noted.
7	PP to ensure archive minimum 5% energy saving by using non-conventional energy source	Noted.
B	**SEIAA conditions**	
1	PP has provide mandatory RG area 3211.86 m2 on mother earth without any construction. Local planning authority to ensure compliance of the same.	Noted
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.	Noted

3	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	Noted.
4	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-1A III de 04.01.2019,	Noted.
5	SEIAA after deliberation decided to grant EC for FSI – 1,42,424.03 m2, Non FSI-8,013.97.97 m2, Total BUA – 2,22,438.00 m2. (Plan approval No. IOD-Zone No. 1/5902 dated 22.11.2024) (Restricted as per approval)	Noted

II. General Conditions:

S. No	Conditions Stipulated	Compliance Status.
A	**Construction Phase**	
1	The solid waste generated should be properly collected and segregated. Wet garbage should be composed and dry/inert solid waste should be disposed of to the approved sites for landfilling after recovering recyclable material.	During the construction phase, generated solid waste will be properly collected and segregated. Dry solid waste will be stored within the site for landfilling.
2	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions [or general safely and health aspects of people. only in approved sites with the approval of competent authority.	The following mitigation measures will be taken during the construction phase: • Cover will be provided on vehicles bringing construction materials to the site. • Water will be sprinkled to suppress dust emissions. • Proper disposal and re-use of excavated materials. Properly maintained vehicles and equipment will be used at the site.
3	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste will be generated at the site during construction activities.
4	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should he made for mobile toilets. The safe disposal of wastewater and solid wastes	Adequate drinking water and sanitation facilities is provided to construction workers at the construction site during construction phase. Waste water and solid waste generated are

	generated during the construction phase should be ensured.	collected and disposed of properly.
5	Arrangement shall be made that waste water and storm water do not get mixed	Same will be followed.
6	Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices.	Wet Gunny bags and curing agents are used to reduce the water for curing. Also, premixed ready mortar is being used which does not require curing.
7	The groundwater level and its quality should be monitored regularly in consultation with Ground Water Authority.	Pimpri Chinchwad Municipal Corporation provides water to the project for all purposes. Hence, the project does not require groundwater through the bore well.
8	Permission to draw ground Water shall be obtained from the competent Authority prior to construction/operation of the project.	We will not use ground water. Hence NOC from Central Ground Water Authority is not required.
9	Fixtures for showers, toilets flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Complied in completed Construction. Plumbing Fixtures with Aerators and Dual Flushing Tanks will be Provided.
10	The Energy Conservation Building Code shall be strictly adhered to.	Same will be followed and adequate conservation of energy will be followed.
11.	All the top soil excavated during construction activities should be stored for Use in horticulture / landscape development within the project site.	All the topsoil form excavated material will be used for horticulture / landscape development within the project site.
12	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.	Soil is used for leveling, which generated during the excavation of the project. There is no need to transport soil from outside.
13	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.	During the construction phase of the project, no hazardous or toxic chemicals will be used at the construction site. ***Soil monitoring report is attached.***
14	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.	Same will be followed.
15	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to	DG set will be used only during power failure.

	Environments (Protection) Rules prescribed for air and noise emission standards.	DG sets with acoustic enclosures and low-sulfur diesel will be used.
16	Vehicles hired for the transportation of raw materials shall strictly comply the emission norms prescribed by the ministry of road transport and highway department. The vehicle shall be adequately covered to avoid spillage/leakage.	Vehicles hired for construction activities operate only during non-peak hours. The standard of construction vehicles checked regularly including the PUC certificate.
17	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 he made to reduce ambient air ad noise level during construction phase, so as to conform to be stipulated standards by CPCB/MPCB.	Ambient noise levels are measured during the construction phase at the boundary walls of the premises. Electric and well-serviced construction equipment is used to control noise by construction equipment. ***Air & Noise monitoring reports are attached.***
18	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act. l986, The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board	Diesel power generating sets used during the construction phase are fitted with "enclosed type" to prevent noise and should conform to rules made under Environment (Protection) Act 1986, prescribed for air and noise emission standards. Low-sulfur diesel will be used. ***D G set monitoring report is attached***
19.	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.	Site engineers supervise proper implementation of EHS safeguards at the site.
B)	**Operational Phase**	
1.	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.	Innovative solid waste management practice will be adopted when flats are occupied. It will include followings: • Door-to-door collection of solid waste. • Segregation of recyclable, reusable, biodegradable waste, and non-biodegradable waste. • Wet Organic waste will be converted into manure through OWC.

		• Manure from OWC will be used for gardening purposes. • The local body (PCMC) will take the remaining waste for disposal at the common landfill site.
2.	E-waste shall be disposed through Authorized vendor as per E-waste (Management) and Handling) Rules, 2016.	E-waste will be handed over to authorized recycler for further handling & disposal purposes.
3.	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.	Noted. Sewage treatment plants will be provided with a Capacity of 1520 KLD. • The treated wastewater can be reused for flushing and gardening purpose within the premises. • Discharging treated sewage confirms the norms and standards prescribed by MPCB consents obtained. The blower will be provided to STP to mitigate the odor problem from STP.
4.	Project Proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of buildings. As agreed during the SEIAA meeting, PP to explore the possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into a sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirements.	The same will be followed.
5.	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.
6.	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.	Noted. • Wide gate will be provided for ease of Entry and Exit at the same time. • Adequate parking will be provided in the premises. Sufficiently wide Roads will be provided with traffic signage.

7.	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Same will be followed.
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Total 2 numbers of qualified persons are appointed in the environment management cell.
10.	Separate funds shall be allocated for the implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	Details of EMP allocation for the construction & Operation phase is enclosed herewith.
11.	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 accord environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http//parivesh.nic.in	Complied. The advertise has been given in the newspaper in Marathi language regarding the Environment Clearance which is granted to the project and copy of the same is available with the Maharashtra Pollution Control Board and may also be seen at Website at http//parivesh.nic.in
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soil copies to the MPCB & this department on 1st June & 1st December of each calendar year.	We are submitting six monthly monitoring reports along with the necessary documents.
13.	A copy of the clearance letter shall be sent by proponent to rite concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations. If any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	The Environment Clearance letter is submitted to PCMC but still we have not received any suggestions from their side.
14.	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	Yes, Noted & Implemented. • EC compliance report is prepared on the six-monthly basis with quarterly

	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, NOx (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.	environment monitoring reports, data sheet, EMP allocation, project status and copies of consent to operate, consent to establish and Environment clearance. • All the documents complied in sophisticated format and submitted in June & December of every year to MoEF, MPCB via mail.
C)	**General EC Conditions**	
1.	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Noted.
2.	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 the start of any construction work at the site.	Noted & complied. **Consent to Establish: -** Format1.0/CC/UAN No.0000252941/CE/2509001374, dated 12/09/2025. Copy enclosed herewith.
3.	Under the provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that the construction of the project has been started without obtaining environmental clearance.	Noted. Environmental clearance is obtained EC Identification No. - EC24B3812MH5201858N File No. - SIA/MH/INFRA2/456805/2024 Date of Issue EC - 08/07/2025**. EC letter is attached.**
4.	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.	We are submitting six monthly monitoring reports along with the necessary documents.
5.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	The Environment Statement report was submitted on or before 15th September 2024.
6.	No further Expansion or modifications, other than mentioned in the EIA	Noted.

	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.	
7.	This environmental clearance is issued subject to obtaining NOC from the Forestry & Wildlife 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.	Noted. NOC from forest department is not required to this project and Environment Clearance has been issued to the Project. EC Identification No. - EC24B3812MH5201858N File No. - SIA/MH/INFRA2/456805/ 2024 Date of Issue EC - 08/07/2025
	Other Conditions	
1.	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 is 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 initiate under EP act.	Noted.
2.	This Environmental Clearance is issued purely from an environmental 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.
3.	In case of submission of false document and non-compliance of stipulated conditions. Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act. 1986,	Noted. As a very law-abiding nature, all the documents which are submitted to any government body as well as all the construction activity of the project are going on under the Environmental Protection Act. 1986.
4.	**Validity of Environment Clearance:** The environmental clearance accorded shall be valid as per EIA notification, 2006, and	Noted. EC Identification No. - EC24B3812MH5201858N File

	amendments by MoEF & CC Notification dated 29th April 2015.	No. - SIA/MH/INFRA2/456805/ 2024 Date of Issue EC - 08/07/2025
5.	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.
6.	Any appeal against this environmental 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 per prescribed under section 16 of the national green tribunal Act, 2010.	Noted.

Thanking You

Yours Faithfully

M/s. I Estate Infra LLP

List of Annexure:

I	**Environmental Clearance –**
II	**MPCB CTE and CTO**
II	**EMP Costing –**
III	**Environmental Monitoring Reports –**

MAHARASHTRA POLLUTION CONTROL BOARD

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

Kalpataru Point, 2nd, 3rd and 4th floor, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E), Mumbai-400022

Infrastructure/ORANGE/L.S.I
No:- Format1.0/CC/UAN No.0000252941/CE/2509001374

Date: 12/09/2025

To,
M/s. I Estate Infra LLP
Sr. No. 66/1A,66/4,68/1C,68/3/2(p),
Kharadi, Pune

Your Service is Our Duty

Sub: Consent to Establish for Residential & Commercial Construction Project under Orange Category.

Ref:
1. Application submitted by SRO - Pune I vide No.MPCB-CONSENT-0000252941
2. Environmental Clearance - EC24B3812MH5201858N dated 08/07/2025
3. Minutes of 6th Consent Committee Meeting 2025-26 dated 23/07/2025

Your application NO. MPCB-CONSENT-0000252941

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 ofAuthorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundry 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 in Orange/LSI category hereby granted for period up to a commissioning of the Unit or 5 years whichever is earlier.**
2. **The capital investment of the project is Rs.698.18 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential & Commercial Construction Project named as M/s. I Estate Infra LLP, Sr. No. 66/1A,66/4,68/1C,68/3/2(p), Kharadi, Pune on Total Plot Area of 32142.50 SqMtrs for construction BUA of 2,29,316.87 SqMtrs as per EC granted dated 08/07/2025 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dated 08/07/2025	32142.50	222438.00

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	757	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
S1 & S2	DG set - 630 KVA (2 Nos.)	2	As per Schedule -II
S3	DG Set - 320 KVA	1	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Wet Waste	1905 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Dry Waste	1276 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
3	STP Sludge	75.2 Kg/Day	Storage in covered shed/ SDB.	USED as MANURE FOR GARDENING

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

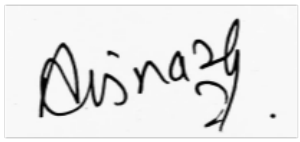
Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigestor with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigestor with composting facility effectively
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC24B3812MH5201858N dtd 08/07/2025 for construction project having total plot area of 32142.50 Sqm and total construction BUA of 222438.0 Sqm as per specific condition of EC.

15. FOR ANY FUTURE EXPANSION: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. This consent is issued as per 6th Consent Committee Meeting 2025-26 dated 23/07/2025.

. The industry shall create an Environment Cell by appointing an Environmental Engineer / Expert for looking after day-to-day activities related to Environment / Pollution control.

This consent is issued on the basis of information/documents submitted by the Applicant/Project Proponent, if it has been observed that the information submitted by the Applicant/Project Proponent is false, misleading or fraudulent, the Board reserves its right to revoke the consent & further legal action will be initiated against the Applicant/Project Proponent.



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Signed by: Dr. Avinash Dhakne
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2025-09-12 22:10:20 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	1396360.00	MPCB-DR-35373	15/07/2025	NEFT

-

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.
- They are directed to obtain the Bank Guarantee of Rs.10 Lakhs from the PP as per Schedule III.
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 **795 CMD for treatment of domestic effluent of 757 CMD.**

B] 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	896.00
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.	Grandening/Other consumption	0

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
S1 & S2	DG set - 630 KVA (2 Nos.)	Acoustic Enclosure	5.00	HSD 50 Kg/Hr	1	SO2	8.0 Kg/Day
S3	DG Set 320 KVA	Acoustic Enclosure	4.00		1	SO2	8.0 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3

3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacemenalteration 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:-**

a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.

b) The toilet shall be provided with exhaust system connected to chimney through ducting.

c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).

d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

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

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

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
1	-	-	-	-	-	-

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
1	-	-	-	-

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act,1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.

3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.

4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

5 Conditions for D.G. Set

a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.

c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper sitting and control measures.

d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.

e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.

f) D.G. Set shall be operated only in case of power failure.

g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.

h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

6 Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.

7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.

8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.

9 The treated sewage shall be disinfected using suitable disinfection method.

10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.

11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Environmental Monitoring Report

CIN : U73100MH2020PTC347047

Excellent Enviro Laboratory & Research Center Pvt. Ltd.

(Formerly known as Excellent Enviro Laboratory & Research Center)

Accredited by NABL vide Certificate Number TC-9807

REGISTERED OFFICE : D-52/18, MIDC Waluj, Aurangabad – 431 136. ☎0240-6641879 | 9970429991/ 7745069991

Email : eelab@excellentenviro.com/info@excellentenviro.com/sales@excellentenviro.com

Format No.: EELRC/D/AMR/41

AMBIENT AIR MONITORING REPORT

	Report No.	**EEL/ABD/AAQ –80/ 04/2026-27**
M/s. I Estate Infra LLP Sr. No. 66/1A,66/4,68/1C,68/3/2(p), Kharadi, Dist - Pune, Maharashtra	**Date of Reporting**	**24/04/2026**

SAMPLING DETAILS

01) Location of Sampling	**Front Side**
02) Sampling Procedure	**IS 5182 (Part 5)**
03)Sample Volume	**SO_2: 30 ml×1 no. (Plastic Bottle), NO_X: 30 ml×1 no.(Plastic Bottle), PM10: Filter Paper: 1×1no, PM2.5: Filter Paper: 1×1no.**
04) Sample Status (Sealed/Unsealed)	**Sealed**
05) Sample Collected By	**M/s. Excellent Enviro Laboratory & Research Centre**
06) Date of Sampling	**15/04/2026 to 16/04/2026**
07) Time of Sampling & Sampling Duration	**10:30 AM of 15/04/2026 to 10:30 AM of 16/04/2026 (24hrs)**
08) Date of Received in Lab	**17/04/2026**
09) Analysis Start Date	**18/04/2026**
10) Ambient Temperature (Max/Min)	**40/28^{0}C**
11) Dry Bulb Temperature	**36^{0}C**
12) Wet Bulb Temperature	**32^{0}C**
13) Relative Humidity (Max/Min)	**60/48%**
14) Instrument Details	**Ambient Fine Dust Sampler, EE/FM – 02 Calibrated On: 21/06/2025 Due On : 20/06/2026**

RESULT

Sr. No.	Parameter	UOM	Results	NAAQ Standards	Standard Method
1	Particulate Matter PM_{10}	µg/m^3	53.21	≤ 100	USEPA (40 CFR) Part 50
2	Particulate Matter $PM_{2.5}$	µg/m^3	27.34	≤ 60	USEPA (40 CFR) Part 50
3	Sulphur Dioxide (SO_2)	µg/m^3	09.02	≤ 80	IS 5182 (Part 2) 2001
4	Oxides of Nitrogen (NO_x)	µg/m^3	24.26	≤ 80	IS 5182(Part 6):2006
5	Ammonia (NH_3)	µg/m^3	19.54	≤ 400	Method 401 Air sampling and Analysis 3rd Edition
6	Carbon Monoxide (CO)	mg/m^3	1.2	≤ 04	GC FID Methanizer Method
7	Ozone (O_3)	µg/m^3	16.28	≤ 180	Method 411 Air sampling and Analysis 3rd Edition
8	Lead (Pb)	µg/m^3	< 0.03	≤ 1.0	APHA 3120 B
9	Arsenic (As)	ng/ m^3	< 0.040	≤ 06	APHA 3120 B
10	Nickel (Ni)	ng/ m^3	< 0.06	≤ 20	APHA 3120 B
11	Benzene (C_6H_6)	µg/m^3	< 0.03	≤ 05	IS 5182 Part 11:2006
12	Benzo (a) Pyrene	ng/ m^3	< 0.002	≤ 01	IS 5182 Part 12:2004

"The results pertain to tested portion of sample"

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

Reviewed By

Mr. Prashant Patil
(Asst. Technical Manager)

Authorized Signatory

Excellent Enviro Laboratory & Research Centre D-52/18, MIDC, Waluj, Aurangabad.

Mr. Sagar Jare
(Dy. Quality Manager)

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

CIN : U73100MH2020PTC347047

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Format No.: EELRC/D/AMR/41

AMBIENT AIR MONITORING REPORT

	Report No.	**EEL/ABD/AAQ –81/ 04/2026-27**
M/s. I Estate Infra LLP Sr. No. 66/1A,66/4,68/1C,68/3/2(p), Kharadi, Dist - Pune, Maharashtra	**Date of Reporting**	**24/04/2026**

SAMPLING DETAILS

01) Location of Sampling	**Back Side**
02) Sampling Procedure	**IS 5182 (Part 5)**
03)Sample Volume	**SO_2: 30 ml×1 no. (Plastic Bottle), NO_X: 30 ml×1 no.(Plastic Bottle), PM10: Filter Paper: 1×1no, PM2.5: Filter Paper: 1×1no.**
04) Sample Status (Sealed/Unsealed)	**Sealed**
05) Sample Collected By	**M/s. Excellent Enviro Laboratory & Research Centre**
06) Date of Sampling	**15/04/2026 to 16/04/2026**
07) Time of Sampling & Sampling Duration	**10:30 AM of 15/04/2026 to 10:30 AM of 16/04/2026 (24hrs)**
08) Date of Received in Lab	**17/04/2026**
09) Analysis Start Date	**18/04/2026**
10) Ambient Temperature (Max/Min)	**40/28^{0}C**
11) Dry Bulb Temperature	**36^{0}C**
12) Wet Bulb Temperature	**32^{0}C**
13) Relative Humidity (Max/Min)	**60/48%**
14) Instrument Details	**Ambient Fine Dust Sampler, EE/FM – 02 Calibrated On: 21/06/2025 Due On : 20/06/2026**

RESULT

Sr. No.	Parameter	UOM	Results	NAAQ Standards	Standard Method
1	Particulate Matter PM_{10}	µg/m^3	54.27	≤ 100	USEPA (40 CFR) Part 50
2	Particulate Matter $PM_{2.5}$	µg/m^3	28.43	≤ 60	USEPA (40 CFR) Part 50
3	Sulphur Dioxide (SO_2)	µg/m^3	08.32	≤ 80	IS 5182 (Part 2) 2001
4	Oxides of Nitrogen (NO_x)	µg/m^3	28.21	≤ 80	IS 5182(Part 6):2006
5	Ammonia (NH_3)	µg/m^3	17.2	≤ 400	Method 401 Air sampling and Analysis 3rd Edition
6	Carbon Monoxide (CO)	mg/m^3	1.2	≤ 04	GC FID Methanizer Method
7	Ozone (O_3)	µg/m^3	20.24	≤ 180	Method 411 Air sampling and Analysis 3rd Edition
8	Lead (Pb)	µg/m^3	< 0.03	≤ 1.0	APHA 3120 B
9	Arsenic (As)	ng/ m^3	< 0.052	≤ 06	APHA 3120 B
10	Nickel (Ni)	ng/ m^3	< 0.06	≤ 20	APHA 3120 B
11	Benzene (C_6H_6)	µg/m^3	< 0.03	≤ 05	IS 5182 Part 11:2006
12	Benzo (a) Pyrene	ng/ m^3	< 0.002	≤ 01	IS 5182 Part 12:2004

"The results pertain to tested portion of sample"

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

Reviewed By

Mr. Prashant Patil
(Asst. Technical Manager)

Authorized Signatory

Mr. Sagar Jare
(Dy. Quality Manager)

Excellent Enviro Laboratory & Research Centre D-52/18, MIDC, Waluj, Aurangabad.

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

CIN : U73100MH2020PTC347047

Excellent Enviro Laboratory & Research Center Pvt. Ltd.

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Format No.: EELRC/D/SE/41

SOURCE (STACK) EMISSION MONITORING REPORT

Client's Name & Address	Report No.	EEL/ABD/SE –89/ 04/2026-27
M/s. I Estate Infra LLP Sr. No. 66/1A,66/4,68/1C,68/3/2(p), Kharadi, Dist - Pune, Maharashtra	Date of Reporting	24/04/2026

SAMPLING DETAILS

01) Location of Sampling	DG Set 1- 500 KVA
02) Sampling Procedure	IS 11255
03)Sample Volume	TPM: Filter Paper: 1×1no. SO_2: 30 ml ×1 no. (Plastic Bottle) NOx: 30 ml ×1 no. (Plastic Bottle)
04) Sample Status (Sealed/Unsealed)	Sealed
05) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Centre
06) Date of Sampling	15/04/2026
07) Time of Sampling & Sampling Duration	From 11:30 AM to 12:30 PM (60 min)
08) Date of Received in Lab	17/04/2026
09) Analysis Start Date	18/04/2026
10) Material of Stack	MS
11) Stack Height from G.L.	3 meters
12) Type of Stack	Round
13) Flue Gas Temperature	358.25 K
14) Differential Pressure	4.4 mmWC
15) Velocity	7.7 m/sec
16) Dimensions of Stack	0.1016 meter
17) Stack Area	0.0081 m^2
18) Gas Volume	186.77 Nm^3/hr
19) Fuel Used	HSD
20) Instrument Details	Manual Stack Kit-MN-350- Calibration On: 27/09/2025 Due on: 26/09/2026

RESULT

Sr. No	Parameter	UOM	Result	MPCB Limit	Standard Method
1	Total Particulate Matter	mg/Nm^3	51.3	150	IS 11255(Part 1):1985
2	Sulphur Dioxide	kg/day	0.48	-	IS 11255 (Part 2):1985
3	Oxides of Nitrogen (NOx)	mg/Nm^3	3.3	-	IS 11255 (Part 7):2005

"The results pertain to tested portion of sample"

Remark- Total Particulate Matter & Sulphur Dioxide (kg/day) parameter results are within MPCB Limit.

Reviewed By

Mr. Prashant Patil
(Asst. Technical Manager)

Authorized Signatory

Excellent Enviro Laboratory & Research Centre D-52/18, MIDC, Waluj, Aurangabad.

Mr. Sagar Jare
(Dy. Quality Manager)

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

CIN : U73100MH2020PTC347047

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Format No.: EELRC/D/GW/41

GROUND WATER ANALYSIS REPORT

Client's Name & Address	Report No.	EEL/ABD/GW–48/ 04/2026-27
M/s. I Estate Infra LLP Sr. No. 66/1A,66/4,68/1C,68/3/2(p), Kharadi, Dist - Pune, Maharashtra	Date of Reporting	24/04/2026

SAMPLING DETAILS

01) Location of Sampling	Ground Water nearest well
02) Sampling Procedure	IS 3025 (Part-1) & IS 1622
03) Sample Volume	2 ltr×1 no. Plastic Can 65 ml × 1 no. Sterile glass bottle
04) Sample Status (Sealed/Unsealed)	Sealed
05) Sample Collected By	M/s Excellent Enviro Laboratory & Research Centre
06) Date of Sampling	15/04/2026
07) Time of Sampling	13:40 PM
08) Date of Received in Lab	17/04/2026
09) Analysis Start Date	18/04/2026
10) Sampling Type	Grab Sampling

RESULTS

Sr. No	Characteristic	UOM	Results	Method of Test
1	Colour	Hazen	1.5	IS 3025 (Part 4)
2	Odour	-	Agreeable	IS 3025 (Part 5)
3	Turbidity	NTU	0.65	IS 3025 (Part 10)
4	Temperature	^{0}C	26.0	APHA 2550 B.
5	Specific Gravity	kg/m^3	0.93	-
6	MLSS	mg/ltr	N.D.	-
7	MLVSS	mg/ltr	N.D.	-
8	pH	mg/ltr	7.24	IS 3025 (Part 11)
9	Conductivity	µS/cm	5.2	APHA 2510 B
10	Total Dissolved Solids	mg/ltr	230.0	IS 3025 (Part-16)
11	Total Suspended Solids (TSS)	mg/ltr	41.0	APHA 2540 - D
12	Total Solids (TS)	mg/ltr	354.0	APHA 2540 - D
13	Hardness (as $CaCO_3$)	mg/ltr	55.0	IS 3025 (Part-21)
14	Alkalinity	mg/ltr	68.0	IS 3025 (Part-23)
15	Acidity	mg/ltr	NIL	APHA 2310 B
16	Free Residual Chlorine	mg/ltr	NIL	APHA 4500
17	Chloride(as Cl)	mg/ltr	32.0	IS 3025 (Part32)
18	Sulphate (as SO_4)	mg/ltr	36.0	IS 3025 (part -24)
19	Total Ammonical Nitrogen	mg/ltr	NIL	IS 3025 (Part 34)
20	Total Kjeldahl Nitrogen	mg/ltr	NIL	APHA 4500 N_{org} B
21	Free ammonia	mg/ltr	NIL	APHA 4500 NH_3 F
22	Free Carbon dioxide	mg/ltr	NIL	APHA 4500-CO_2 C
23	Ammonia	mg/ltr	0.007	IS 3025 (Part 34)
24	Fluoride	mg/ltr	NIL	IS 3025 (Part 60)
25	Phenol	mg/ltr	NIL	IS 3025B (Part 43)
26	Nitrates	mg/ltr	0.08	IS 3025B (Part 34)

27	Nitrites	mg/ltr	NIL	APHA 4500-NO_2-N
28	Carbonate	mg/ltr	NIL	-
29	Bicarbonate	mg/ltr	NIL	-
31	Oil & Grease	mg/ltr	NIL	IS 3025 (Part 39):1991
32	Dissolved Oxygen	mg/ltr	NIL	APHA 4500-O B
33	COD	mg/ltr	NIL	IS 3025 (Part 58):2006
34	BOD	mg/ltr	NIL	IS 3025 (Part 44):1993
35	Total Organic Carbon	mg/ltr	NIL	APHA 5310 B
36	Sulphuric Acid	-	N.D.	-
37	Molybdenum	mg/ltr	0.007	IS 3025 (Part 2)
38	Lime in Percent	%	N.D.	-
39	Total Calcium Oxide	mg/ltr	43.0	IS 3025 (Part 40
40	Magnesium (as $CaCO_3$)	mg/ltr	25.0	-
41	Silica	mg/ltr	N.D.	APHA 4500-SiO_3
42	Surfactant	mg/ltr	N.D.	APHA 5540 B
43	Anionic Detergent	mg/ltr	0.008	Annex K of IS 13428
44	Free Acidity	mg/ltr	NIL	-
45	Free Chlorine	mg/ltr	NIL	IS 3025 (Part 26)
46	Phenolic Compound (as C_6H_5OH)	mg/ltr	NIL	IS 3025 (Part 43)

UOM – Unit of Measurement, < 2 is considering as absent

NOTE –" The result pertain to tested portion of sample"

Reviewed By

Mr. Prashant Patil
(Asst. Technical Manager)

Authorized Signatory

Excellent Enviro Laboratory & Research Centre D-52/18, MIDC, Waluj, Aurangabad.

Mr. Sagar Jare
(Dy. Quality Manager)

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

CIN : U73100MH2020PTC347047

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Format No.: EELRC/D/AMN/41

AMBIENT NOISE MONITORING REPORT

Client's Name & Address	Report No.	EEL/ABD/AN – 111/04/2026-27
M/s. I Estate Infra LLP Sr. No. 66/1A,66/4,68/1C,68/3/2(p), Kharadi, Dist - Pune, Maharashtra	Date of Reporting	24/04/2026

SAMPLING DETAIL

01) Location of Sampling	Near Entrance
02) Sampling Procedure	IS 4758
03) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Centre
04) Date of Sampling	15/04/2026 to 16/04/2026
05) Time of Sampling & Sampling Duration	From 11:30 AM of 15/04/2026 to 11:30 AM of 16/04/2025 (24hrs)
06) Sampling Duration	24 hrs. Day & Night
07) Instrument Details	Digital Sound Level Meter, EEL/LAB/INS/SLM-01 Calibrated on – 21/06/2025, Due on – 20/06/2026

RESULT

Sr. No.	Time	Unit	Result (Day Time)	Result (Night Time)
MPCB Standard Limit			≤ 75	≤ 70
1	11:00 AM	dB (A)	66.8	
2	12:00 PM	dB (A)	68.5	
3	13:00 PM	dB (A)	69.1	
4	14:00 PM	dB (A)	70.4	
5	15:00 PM	dB (A)	69.2	
6	16:00 PM	dB (A)	70.3	
7	17:00 PM	dB (A)	70.4	
8	18:00 PM	dB (A)	69.2	
9	19:00 PM	dB (A)	69.2	
10	20:00 PM	dB (A)	70.1	
11	21:00 PM	dB (A)	72.2	
12	22:00 PM	dB (A)	69.2	
13	23:00 PM	dB (A)		66.1
14	24:00 AM	dB (A)		67.4
15	1:00 AM	dB (A)		65.5
16	2:00 AM	dB (A)		66.2
17	3:00 AM	dB (A)		64.5
18	4:00 AM	dB (A)		64.1
19	5:00 AM	dB (A)		63.2
20	6:00 AM	dB (A)	67.2	
21	7:00 AM	dB (A)	66.7	
22	8:00 AM	dB (A)	60.2	
23	9:00 AM	dB (A)	61.3	
	Average	dB (A)	62.1	

Remarks: The Noise Level is within MPCB normal Limits.

Reviewed By **Authorized Signatory**

Mr. Prashant Patil
(Asst. Technical Manager)

Mr. Sagar Jare
(Dy. Quality Manager)

Excellent Enviro Laboratory & Research Centre D-52/18, MIDC, Waluj, Aurangabad.

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

CIN : U73100MH2020PTC347047

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Format No.: EELRC/D/SA/41

SOIL ANALYSIS REPORT

Client's Name & Address	Report No.	EEL/ABD/SA – 53/ 04/2026-27
M/s. I Estate Infra LLP Sr. No. 66/1A,66/4,68/1C,68/3/2(p), Kharadi, Dist - Pune, Maharashtra	Date of Reporting	24/04/2026

SAMPLING DETAILS

01) Location of Sampling	Soil Sample
02) Sampling Procedure	APHA 1060 B 23rd Edition
03) Sample Volume	2 ltr×1 no. Plastic Bag
04) Sample Status (Sealed/Unsealed)	Sealed
05) Sample Collected By	M/s. Excellent Enviro Laboratory & Research Center
06) Date of Sampling	15/04/2026
07) Time of Sampling	12:45 PM
08) Date of Received in lab	17/04/2026
09) Start of Analysis	18/04/2026
10) Sampling Type	Grab Sampling

RESULTS

Sr. No.	Parameter	UOM	Results	Standard Method
Chemical Parameters:				
1	pH	-	7.4	IS:2720 (Part-26)-1987
2	Boron as (B)	mg/ltr	3.2	As per Quality Test procedure(ICP)
3	Calcium as (Ca)	mg/ltr	3.4	As per Quality Test procedure(ICP)
4	Chloride as (Cl)	mg/ltr	7.1	As per Quality Test procedure
5	Potassium as (K)	mg/ltr	2.3	As per Quality Test procedure(ICP)
6	Sodium as (Na)	mg/ltr	5.1	As per Quality Test procedure(ICP)
7	Sulphate	mg/ltr	0.25	IS 2720 (Part-27):1977
8	Total Organic Carbon	mg/ltr	0.51	-
Heavy Metals :				
9	Copper as (Cu)	mg/ltr	0.63	As per Quality Test procedure(ICP)
10	Iron as (Fe)	mg/ltr	0.40	As per Quality Test procedure(ICP)
11	Lead as (Pb)	mg/ltr	0.09	As per Quality Test procedure(ICP)
12	Mercury as (Hg)	mg/ltr	0.03	As per Quality Test procedure(ICP)
13	Nickel as (Ni)	mg/ltr	0.39	As per Quality Test procedure(ICP)
14	Zinc as (Zn)	mg/ltr	0.52	As per Quality Test procedure(ICP)
15	Magnesium as (Mg)	mg/ltr	0.31	As per Quality Test procedure(ICP)
16	Cadmium (as Cd)	mg/ltr	0.11	As per Quality Test procedure(ICP)
17	Chromium (as Cr)	mg/ltr	0.4	As per Quality Test procedure(ICP)
18	Manganese (as Mn)	mg/ltr	0.9	As per Quality Test procedure(ICP)
Specific Parameters :				
19	Oil And Grease	mg/ltr	1.5	-
20	Total Kejhalds Nitrogen (TKN)	mg/ltr	5.2	IS 14684 :1999
21	Total Nitrogen	mg/ltr	2.3	-
22	Total Phosphorous	mg/ltr	5.2	-
23	Available Phosphorus	mg/ltr	4.3	-
24	Available Potassium	mg/ltr	3.2	-
25	Cation Exchange Capacity	Meq ercent	14.1	IS:2720 (Part:24)-1976
26	Exchangeable Sodium	mg/ltr	1.3	-
27	Available Micro nutritions	mg/ltr	1.4	-

Physical Parameters:				
28	**Organic Compound**	**%**	**6.2**	**IS 2720 (Part-22)1972**
29	**Inorganic Compound**	**%**	**4.6**	**IS 2720 (Part-22)1972**
30	**Sodium Adsorption Ratio (SAR)**	**-**	**3.0**	**As per Quality Test procedure based on Manual of Soil Testing in India, Department of Agriculture & Corporation, Ministry of Agriculture,GoI,2011**
31	**Bulk Density**	**-**	**3.1**	**-**
32	**Electrical Conductivity**	**mS/cm**	**128.0**	**IS:14767-2000**
33	**Water Holding Capacity**	**%**	**40.4**	**As per Quality Test procedure**
34	**Moisture**	**%**	**13.2**	**IS 2720 (Part-2)1973**

NOTE –" The result pertain to tested portion of sample"

Reviewed By

Mr. Prashant Patil
(Asst. Technical Manager)

Authorized Signatory

Excellent Enviro Laboratory & Research Centre D-52/18, MIDC, Waluj, Aurangabad.

Mr. Sagar Jare
(Dy. Quality Manager)

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