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Date: 1st December 2023 INDIA

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

Sub: Submission of Environmental Clearance Compliance (Jul to Dec 24) for commercial Project
'Nyati Unitree at S. No 103/129B, CTS No.1995, S.No.103129C, CTS No. 1995 & CTS No.
1996B, at Yerawada, Tal. Haveli Dist- Pune by **Nyati Builders Private Limited.**

Ref: Environment clearance vide no EC23B038MH110005 dt.11/10/2023.

Respected Sir,

With reference to the above subject, we are submitting the current Status of our construction work, monitoring reports, data sheet and point wise environmental clearance compliance status to various stipulations laid down by the Ministry of Environment and Forest in its Environment Clearance No. EC23B038MH110005 dt.11/10/2023., along with the necessary enclosure and annexure.

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

Thanking you,
Yours Sincerely,

For, Nyati Builders Private Limited.

For B.S. Chavan
Authorized Signatory



NYATI BUILDERS PRIVATE LIMITED

CIN - U45202MH1996PTC102620

Head Office : Nyati Unitree, Survey No. 103/129, Plot B+C of CTS No. 1995 and 1996B,
Yerawada, Pune-Nagar Road, Pune - 411006, Maharashtra, India

Real Estate | EPC | Hospitality | Healthcare | Foundation

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SIX MONTHLY COMPLIANCE REPORT

For period of June 2024 to Dec 2024

By
Nyati Builders Pvt Ltd.

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (West Central Zone), Nagpur
Monitoring Report
Part – I
DATA SHEET

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Building and construction project: commercial
2.	Name of the Project	"Nyati Unitree" Nyati Builders Pvt.Ltd.
3.	Clearance Letter (s) / OM No. and date	We have received EC vide no. is EC23B038MH110005 dt.11/10/2023. Annexure 1 Environment Clearance Copy We have applied for Amendment in EC and the application No. is IA/MH/INFRA2/464024/2024. Annexure :EC status
4.	Location	S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada, District Pune, Maharashtra
	a. District (s)	Pune
	b. State (s)	Maharashtra
	c. Latitude	Latitude: 18033'48.45" N
	d. Longitude	Longitude: 73046'35.37" E
5.	Address for correspondence	Mr. Piyush Nyati Director Nyati Builders Pvt. Ltd "Nyati Unitree", Nagar Road, Yerawada Pune- 411006
	a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers) :	
	b. Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. D. S. Dey Nyati Builders Pvt.Ltd "Nyati Unitree" Nagar Road, Yerawada Pune- 411006 Tel No. 020- 66863333
6.	Salient features	
	a. Of the Project	It is Commercial development
	b. Of the Environmental Management Plan	1. Sewage Treatment Plant- <ul style="list-style-type: none"> We have planned to provide STP for the treating the waste water. STP having capacity 175 KLD installed on site for treated waste water for excess capacity. 2. Solid waste management- <ul style="list-style-type: none"> Biodegradable waste is treated by Organic waste converter. Organic waste converter having total capacity 250 kg unit installed on site. Dry waste will be handed over to the authorized vendor. STP Sludge will be used as manure. 3. Rain water Harvesting:

		<p>Rain water harvesting pits shall be provided to raise the ground water table.</p> <p>4. Solar Energy-</p> <ul style="list-style-type: none"> Solar lights will be provided for the common amenities like street lighting & garden lighting. <p>Please refer Annexure Project Status for details of environmental infrastructure</p>
7.	Breakup of the Project area	
	a. Submergence Area: Forest & Non Forest	Non Forest
	b. Others	<p>a. Total Plot Area – 8041.81sq.mt.</p> <p>b. FSI area- 18084.10 sq.mt</p> <p>c. NON FSI area- 22715.24 sq.mt.</p> <p>d. Construction Built - Up Area –38227.31 sq.mt.</p>
		<p>Please refer Project Status Annexure</p> <p>Construction of existing building is as per Environment clearance. We have not started construction activity for expansion.</p> <p>We have also applied for amendment in EC and proposal No. is SIA/MH/INFRA2/449356/2023.</p> <p>Occupancy certificates received for Existing phase are enclosed in project NOC s Annexure</p>
8.	Breakup of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan	Project does not include any displacement or rehabilitation. Project under reference is Commercial construction project developed on barren land as per development permission and sanction plan received from municipal authority.
	a. SC, ST/Adivasis	--
	<p>b. Others</p> <p>(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)</p>	--
9.	Financial Details;	
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	Project cost for construction with expansion given for environmental clearance is 206.75 Cr
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	Please refer Annexure Environment Management Plan
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	

	e. Whether (c) includes the cost of Environmental Management as shown in the above.	
	f. Actual expenditure incurred on the Environmental Management Plan so far	Please refer Annexure Environment Management Plan
10.	Forest land requirement	
	a. The status of approval for diversion of Forestland for non-forestry use	Not Applicable
	b. The Status of clearing felling	Not Applicable
	c. The status of compensatory Afforestation programme in the light of actual field experience	Not Applicable
	d. Comments on the viability and sustainability of compensatory afforestation program in the light of actual field experience so far.	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	Status of construction	
	a. Date of commencement (Actual and/or Planned)	Construction of expansion will be done as per commencement certificate received from municipal authority Refer NOCs Annexure
	b. Date of completion (Actual and/or Planned)	Completion of Existing phase has been obtained from municipal authority refer completion certificates in NOCs Annexure
13.	Reasons for the delay if the project is yet to start	We have recently received environment clearance on 11/10/202 and construction any construction has not been initiated (under violation for Existing construction and proposed expansion as well)
14.	Dates of site visits	
	a. The dates on which the Project was monitored by Regional Office on previous occasions, if any	23.01.2024
	b. Date of site visit for this monitoring Report	23.01.2024 and report received on 13.02.2024
15.	Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit. (The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)	Mr. Piyush Nyati Director Nyati Builders Pvt. Ltd "Nyati Unitree", Nagar Road, Yerawada Pune- 411006 Email- sanctioning@nyatigroup.com Tel- 020-66863333

PART B:

3. The proposal has been considered by SEIAA in its 262nd meetings & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

Specific Conditions:

Sr. No.	SEAC Conditions-	Status
1	PP ensure that fire tender movement is not affected due to branches of tree	Noted and will ensure that fire tender movement is not affected due to branches of trees through proper maintenance of landscape
2	PP to provide electrical charging facility by providing charging points at suitable places as per Maharashtra Electrical Vehicle Policy, 2021.	Noted and will be provide electrical charging facility by providing charging points at suitable places as per Maharashtra Electrical Vehicle Policy, 2021 at time of expansion of project.
	SIIAA Conditions-	Status
1	This Environmental Clearance is subject to final outcome of Original Application No. 29/2019(WZ) pending before the Hon'ble NGT, Western Zone Bench, Pune.	Noted and agreed. We have not started any construction activity for expansion on project site.
2	PP to submit Bank Guarantee of Rs. 284.63 lakhs towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environmental Clearance. PP also to submit penalty of Rs. 210.89 Lakhs.	Noted and agreed. We will have submitted the Bank Guarantee of Rs. 284.63 lakhs towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. We have also paid penalty of Rs. 210.89 Lakhs to SEIAA. Enclosed Copy of BG and Details of penal charges paid to SEIAA as Annexure
3	Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with section 19) of Environment (Protection) Act, 1986 for violation provisions Of EIA notification, 2006.	Noted
4	PP has provided mandatory RG area of 534.69 m2 on ground. Local planning authority to ensure the compliance of the same.	Noted and agreed. We have provided RG as per prevailing municipal bylaws as at time construction and completion of project till 2017.

Sr. No.	SEAC Conditions-	Status
		We are agreed to provide RG on ground for expansion of project.
5	This EC is restricted for wing A2 up to 19.80 m height as per CFO NOC.	Environment clearance received (under violation) for fire NOC for A2 up to 19.80. Before starting expansion activity, we shall obtain Provisional fire NOC for A2 wing 35.90 as mentioned and granted for expansion.
6	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 areas as well as to allow effective fire tender movement.	Noted and agreed.
7	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Noted and agreed. Refer annexure
8	PP shall comply with standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019	Noted and agreed to comply.
	General Conditions-	
I.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material	Please refer project status Annexure 3 We are segregating dry and wet waste and disposing off through authorized vender. Please refer Environment management plan Annexure
II.	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Construction of existing phase is complete. No additional excavation will be done for expansion
III.	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Please refer Environment Management Plan Annexure
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.	Construction activity for expansion is not yet started. We shall provide adequate drinking and sanitary facilities for construction of expansion.

Sr. No.	SEAC Conditions-	Status
V.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate network for storm water and sewage has been provided and received NOC from receptive department for existing phase.
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Please refer environment Management Plan Annexure 8
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Construction of expansion of project is not started. We will not use ground water during construction phase of project.
VIII.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	We abide by the conditions stipulated by SEAC & SEIAA in environmental clearance
IX.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Agreed and complied
X.	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.	We have provided and agreed to provide be provided low flow fixtures for toilet flushing for expansion.
XI.	The Energy Conservation Building code shall be strictly adhered to	Agreed and complied with ECBC
XII.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Additional excavation will not be carried out for expansion of project.
XIII.	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.	Additional excavation will not be carried out for expansion of project.
XIV.	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	Construction of expansion activity not yet started. We will carry out ground water sample analysis throughout construction phase.
XV.	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.	Agreed to comply

Sr. No.	SEAC Conditions-	Status
XVI.	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.	We are using DG sets during operation and construction phase are as per CPCB norms
XVII.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	We have not provided storage of diesel in our project. Diesel will be procured within permissible quantity or bought as per requirement.
XVIII.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Please refer environment Management Plan Annexure
XIX.	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.	Please refer Environment monitoring reports Annexure
XX.	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	DG set are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986.
XXI.	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 environmental cell / designed person	Construction work for expansion not yet started.
XXII.	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.	We have applied for EC under Violation and we obtained Environmental clearance vide letter No EC23B038MH110005 dt.11/10/2023. Legal action not initiated under EPA Act 1986 We have applied for amendment in EC and proposal No. is

Sr. No.	SEAC Conditions-	Status
		IA/MH/INFRA2/464024/2024.Please refers Enclosure-2.
XXIII.	"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.	We have applied for Consent to establish for the project from Maharashtra Pollution Control Board Acknowledgement copy enclosed. Annexure Construction of expansion not yet initiated.
XXIV.	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.	Noted and agreed to comply. We will 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.
XXV.	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.	Condition is noted and will submit Environmental Statement for each financial year ending 31 st March.
XXVI.	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 deviation or alteration 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.	Noted & Agreed to comply
XXVII.	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 environmental clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted, Not Applicable

Sr. No.	SEAC Conditions-	Status
XVIII.	a) Solid waste generated should be properly collected and segregated b) Wet waste should be treated by Organic waste converter and treated waste should be utilises in 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 filling after recovering recyclable material.	We are Agreed to comply
XXIX.	E- Waste shall be disposed through Authorized Vender as per E- waste (Management and Handling) Rules, 2016	E Waste generated from project site will hand over to authorized vender as per the E- waste (Management and Handling) Rules, 2016
XXX.	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/refused to the maximum extent possible Treatment of 100% gray 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.	As per the requirement of project we are treating of sewage in 175 KLD capapcity STP already installed on site Treated water generated from STP is being reused for flushing and gardening. Excess treated water is being disposed of in municipal chamber/ through authorized vender
XXXI.	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.	We have given occupancy fir existing phase of project after installation of STP, OWC and green belt All Services are functioning and will be used for expansion phase also
XXXII.	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.	Project is already having municipal water supply for Existing phase. We are agreed to comply condition for Expansion phase
XXIII.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project	We will have provided the separate entry and exit for the project. Parking

Sr. No.	SEAC Conditions-	Status
	site must be avoided. Parking should be fully internalized and no public space should be utilized.	provision will be provided within the project. We have carried out traffic management plan separately for expansion of project.
XXIV.	PP to provide adequate electric charging points for electric vehicles (EVs)	We will provide 30% EV charging points at time of construction of expansion of project.
XXV.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	We have provided landscape on project as per bylaw requirement's and will maintain the same during expansion of project also.
XXVI.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	We are Agreed to comply
XXVII.	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.	We are Agreed to comply
XXVIII.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	Advertisement has published on 19.10.2023 in Indian Express & Loksatta. Copy of the newspaper advertisement is attached as annexure 10, for your reference.
XXIX.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	We will submit six monthly compliance reports on regular basis.
XL.	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	We have submitted environment clearance letter to Municipal authority. We have not received any suggestion/representation from local

Sr. No.	SEAC Conditions-	Status
	clearance letter shall also be put on the website of the Company by the proponent.	NGO to us after getting environmental clearance We have uploaded Environment clearance copy to our website https://www.nyatigroup.com
XLI.	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.	Condition is noted and will submit Environmental Statement for each financial year ending 31 st March.

- 4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.**

Noted and agreed

- 5. In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.**

Noted and agreed

- 6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.**

Noted and agreed

- 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid for a period of 5 years.**

Noted and agreed

- 8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any**

We have submitted proposal for further expansion of project.

- 9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.**

Noted and agreed

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

Noted

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



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

To,

The Director

NYATI BUILDERS PRIVATE LIMITED

"NYATI UNITREE" at S. No. 103/129B, CTS NO.1995, S.NO. 103/129C,
CTS NO. 1995 and CTS No. 1996 B, Yerawada, Pune -411006

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/422337/2023 dated 16 Mar 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH110005
2. File No.	SIA/MH/INFRA2/422337/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Expansion of commercial project "Nyati Unitree"
7. Name of Company/Organization	NYATI BUILDERS PRIVATE LIMITED
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 11/10/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/422337/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Nyati Builder Private limited,
S.no. 103/129B, CTS No. 1995,
S. No. 103/129C, CTS No. 1995 and
CTS No. 1996 B, Yerawada, District Pune.

Subject : Environmental Clearance for Proposed Expansion of Commercial Project
“Nyati Unitree” at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No.
1995 and CTS No. 1996 B, Yerawada, District Pune by M/s Nyati Builder
Private limited

Reference : Application no. SIA/MH/INFRA2/422337/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 171st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 262nd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th July, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/422337/2023	
2.	Name of Project	Proposed Expansion of Commercial Project “Nyati Unitree” at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada, District Pune By M/s Nyati Builder Private limited	
3.	Project category	8a (B2)	
4.	Type of Institution	Private Limited	
5.	Project Proponent	Name	Mr. Piyush Nitin Nyati
		Regd. Office address	Nyati Unitree, Nagar Road, Yerawada, Pune. 411006.
		Contact number	9623445233/ 020 29805333
		e-mail	dsdey@nyatigroup.com
6.	Consultant	Sneha- Hitech Products, Bangalore	
7.	Applied for	Expansion	
8.	Details of previous EC	-	
9.	Location of the project	At S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada, District Pune.	
10.	Latitude and Longitude	Latitude: 18033'48.45" N Longitude: 73046'35.37" E	
11.	Total Plot Area (m²)	8,041.81	
12.	Deductions (m²)	1423.69	
13.	Net Plot area (m²)	6,618.12	

14.	Proposed FSI area (m ²)	18,084.10					
15.	Proposed non-FSI area (m ²)	22,715.24					
16.	Proposed TBUA (m ²)	38227.31					
17.	TBUA (m ²) approved by Planning Authority till date	18084.10					
18.	Ground coverage (m ²) & %	1,938.24 29.29%					
19.	Total Project Cost (Rs.)	162 Cr.					
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		We will follow the conditions mentioned in OM					
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC / Existing Building			Proposed Configuration		No change (As per Existing	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	Wing A1	L3+L2+L1+L.G. +U.G+1 st to 8 th Floors.	35.90	Wing A1	L3+L2+L1+L.G. +U. G+1 st to 8 th Floors.		35.90
	Wing A2	L3+L2+L1+L.G. +U.G+1st to 4 th Floors.	19.80	Wing A2	L3+L2+L1+L.G. +U.G+1st to 8 th Floors.	35.90	Vertical Expansion (5 th floor to 8 th floor)
	Club House	G+1	8.30	Club House	G+1	8.30	-
22.	Total number of tenements		Total Tenements/ shops - 146 nos.				
S	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	88 m ³ /day	Fresh Water	88 m ³ /day		
		Recycled (Gardening)	4.00 m ³ /day	Recycled (Gardening)	0 m ³ /day		
		Recycled Flushing	45.00 m ³ /day	Recycled Flushing	45.00 m ³ /day		
		HVAC	24.00 m ³	HVAC	0.00 m ³		
		Total	161.00 m ³ /day	Total	133.00 m ³ /day		
		Waste water generation	106.00 m ³ /day	Waste water generation	106.00m ³ /day		
24.	Water Storage Capacity for Firefighting / UGT	Domestic UG tank- 125.50 CMD Fire UG tank – 200 CMD Flushing Water Tank- 68.25CMD					
25.	Source of water	Local Body – Pune Municipal Corporation					
26.	Rainwater	Level of the Ground water table:		7m BGL			

	Harvesting (RWH)	Size and no of RWH tank(s) and Quantity:		4 No	
		Quantity and size of recharge pits:		2 m x 2 m x 2 m	
		Details of UGT tanks if any:		NA	
27.	Sewage and Wastewater	Sewage generation in CMD:		106.00	
		STP technology:		MBBR	
		Capacity of STP (CMD):		175	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Construction waste	Steel, Tiles, Excavated material etc.	Will be handed over to authorized recycler Top soil will be used for landscaping.	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	355 kg/day	Will be handed over to authorized recycler	
		Wet waste:	236 kg/day	Will be treated in OWC	
		Hazardous waste:	Negligible	Handed over to authorized recyclers	
		Biomedical waste	NA	NA	
		E-Waste	25 g/day	Will be handed over to authorized recycler	
		STP Sludge (dry)	8 kg/day	Will be used as manure for gardening purpose	
30.	Green Belt Development	Total RG area (m ²):			534.69
		Existing trees on plot:			167
		Number of trees to be planted:			91
		Number of trees to be cut:			0
		Number of trees to be transplanted:			0
31.	Power requirement	Source of power supply:			MSEDCL
		During Construction Phase (Demand Load):			75 KW
		During Operation phase (Connected load):			4680 KW
		During Operation phase (Demand load):			3322 KW
		Transformer			1 x 1500 kVA+ Proposed -2 x 630 kVA) and 1 No. x 630 KVA (Proposed)
		DG set:			3 Nos. X 1000 KVA
		Fuel used:			HSD
32.	Details of Energy saving	<ul style="list-style-type: none">Solar lights will be provided for common amenities like Street lighting & Garden lighting.LED based lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc.Auto Timer Switches will be provided for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights, for saving electrical energy.			

		<ul style="list-style-type: none">Water Level Controllers with Timers will be used for Water Pumps.To create awareness to end consumer or flat owner, for using energy efficient light fittings like LED Lights.Detail calculations & % of saving:- 8.18 %				
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost	
		Capital	Air, water, land, biological environment		15.0 Lakh	
		O&M	Air, water and Noise Monitoring		3.0 Lakh/Annum	
34.	Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-			
		Sewage treatment	STP		24	9.2
		Water treatment	-			
		RWH	Rain Water harvesting		1.50	0.05
		Swimming Pool	-			
		Solid Waste	OWC		12.75	3.21
		Hazardous Waste	-		-	-
		E waste	Handed over to Authorized Vendor		-	-
		Green Belt Development	---		14.52	2.64
		Energy saving	Renewable energy Solar PV panel & solar hot water		151.30	7.57
		Environmental Monitoring	From MoEF & CC approved lab		-	4.0
		Disaster Management	During operation phase		90	10
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
		4-Wheeler	408	424	As per Standard DCR	
		2-Wheeler	1037	1062		
		Bicycles	346	415		
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	No				

PP stated the comparative statement as below:

Sr.	DETAILS	Existing	Proposed	REMARKS
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No.				
1	Survey No	Project "Nyati Unitree" at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada,	Project "Nyati Unitree" at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada,	No Change
2	Project name	Commercial Development "Nyati Unitree"	Commercial Development "Nyati Unitree"	-
3	Plot area	8,041.81 sq.mt.	8,041.81 sq.mt.	No Change
4	FSI	10663.50 Sq.m	18,084.10 sq.mt. (Existing: 10,663.50 sq.mt + Proposed: 7,420.60 sq.mt)	Increased by 7420.6 Sq.m
5	Non FSI	18154.90 Sq.m	20143.21 sq.mt. (Existing: 18154.90 sq.mt + Proposed: 1,988.31 sq.mt)	Increased by 1988.31 Sq.m
6	Built up Area	28,818.4 sq.mt	38227.31 sq.mt.	Increased by 9,408.91 sq.mt
7	No of Buildings and Wings	Wing -A1, Wing -A2 (1st to 4th Floors.) Club house	Wing -A2 (5th floor to 8th Floors)	Wing A2 (5th floor to 8th Floors) Added
8	Bldg. Configuration	L3+L2+L1+L.G.+U.G+1st to 4th Floors.	L3+L2+L1+L.G. +U.G+1st to 8th Floors.	Wing A2 (5th floor to 8th Floors) Added Vertical Expansion.
9	No. of Office/showroom (nos.)	88 nos.	146 nos.	58 No. of Office/showroom increases
10	Project Cost – Cr	129.87 Cr	Rs. 162 Cr	Increased by 32.13 Cr
11	Total Water requirement	Fresh water : 58 kld Recycled water (Flushing) : 30 kld Recycled water (Gardening) : 4 kld Total water requirement: 92 kld	Fresh water : 96 kld Recycled water (Flushing) : 45 kld Recycled water (Gardening) : 4 kld Total water requirement: 161 kld	Increased by Fresh water : 38 kld Recycled water (Flushing) : 15 kld
12	Sewage generation	66.82 kld	106.7 kld	Increased by 39.88 kld
13	STP Capacity	175 kld	175 kld	No Change
14	Solid waste management	Wet garbage – 156.2 kg/day Dry Garbage – 234.36 kg/day STP Sludge – 8 Kg/day	Wet garbage – 231 Kg/day Dry Garbage 347 Kg/day STP Sludge – 8 Kg/day	Increased by Wet garbage 74.8 Kg/D Dry Garbage-112.64 Kg/D
15	OWC Capacity	250 Kg/d	250 Kg/d	No change in capacity
16	Green belt area	534.69 Sq.m	534.69 Sq.m	No Change

3. Proposal is a new construction project under violation category as per MoEF&CC Office Memorandum dated 07.07.2021. Proposal has been considered by SEIAA in its 262nd (Day-1) meeting held on 10th July, 2023 and decided to accord Environment Clearance subject to

submission of Bank Guarantee of Rs. 284.63 Lakhs and Penalty of Rs. 210.89 Lakhs . Now, PP submitted the Bank Guarantee of Rs. 284.63 Lakhs and Penalty of Rs. 210.89 Lakhs to Maharashtra Pollution Control Board. SEIAA decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP ensure that fire tender movement is not affected due to branches of trees.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. This Environment Clearance is subject to final outcome of Original Application No. 29/2019(WZ) pending before the Hon'ble NGT, Western Zone Bench, Pune
2. PP to submit Bank Guarantee of Rs. 284.63 Lakhs towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 210.89 Lakhs.
3. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
4. PP has provided mandatory RG area of 534.69 m2 on ground. Local planning authority to ensure the compliance of the same.
5. This EC is restricted for wing A2 up to 19.80 m height as per CFO NOC.
6. 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.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. 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.
9. SEIAA after deliberation decided to grant EC for-FSI-18,084.10 m2, Non FSI-22,715.24 m2, Total BUA-38227.31 m2. (Plan approval No-CC/1106/17, dated 21.07.2017)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent

authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at

Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give

immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

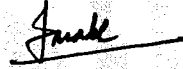
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 10/11/2023 11:37:35 AM

From: Element Consultancy Services <enviro.element@gmail.com>
Sent: 06 November 2023 10:52
To: Sanctioning Dept
Subject: Acceptance Letter for EC Application(SEIAA)

Acceptance Letter for EC

**Acceptance Letter for
EC**

F.No.- SIA/MH/INFRA2/449356/2023
State Environment Impact Assessment
Authority
Maharashtra

Environment Dept 15 th Floor, New Administrative Building.,Mantralaya Mumbai.
Dated: 27 Oct 2023

To,

NYATI BUILDERS PRIVATE
LIMITED
, 329
Maharashtra , 411006

Subject : Proposed Expansion of Commercial Project “Nyati Unitree” at S.no. 103/129B, CTS No. 1995, S. No. 103/129C, CTS No. 1995 and CTS No. 1996 B, Yerawada, District Pune By M/s Nyati Builders Private limited

Sir,

This has reference to your proposal No. SIA/MH/INFRA2/449356/2023 dated 20 Oct 2023 regarding grant of Environmental/CRZ Clearance for the above mentioned proposal.

2. This is to acknowledge that the soft copies of EIA/EMP/other reports along with the proceedings of Public Hearing (if applicable to the instant project) have been uploaded on Parivesh Portal.

Yours Sincerely
SEIAA, Maharashtra

Environment Clearance Status

Status	EC status
EC received	We have received EC vide no. is EC23B038MH110005 dt.11/10/2023. We have applied for Amendment in EC and the application No. is IA/MH/INFRA2/464024/2024.

Project Status

	Previous EC / Existing Building			Proposed Configuration			Status
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
1.	Wing A1	L3+L2+L1+L.G. +U.G+1 st to 8 th Floors.	35.90	Wing A1	L3+L2+L1+L.G. +U.G+1 st to 8 th Floors.	35.90	No change (As per Existing)
	Wing A2	L3+L2+L1+L.G. +U.G+1 st to 4 th Floors.	19.80	Wing A2	L3+L2+L1+L.G. +U.G+1 st to 8 th Floors.	35.90	Vertical Expansion (5 th floor to 8 th floor) construction of expansion not started
	Club House	G+1	8.30	Club House	G+1	8.30	-
2.	Total number of tenements			Total Tenements/ shops - 146 nos.			
3.	Water Budget		Dry Season (CMD)		Wet Season (CMD)		
			Fresh Water	88 m ³ /day	Fresh Water	88 m ³ /day	
			Recycled (Gardening)	4.00 m ³ /day	Recycled (Gardening)	0 m ³ /day	
			Recycled Flushing	45.00 m ³ /day	Recycled Flushing	45.00 m ³ /day	
			HVAC	24.00 m ³	HVAC	0.00 m ³	
			Total	161.00 m ³ /day	Total	133.00 m ³ /day	
			Waste water generation	106.00 m ³ /day	Waste water generation	106.00m ³ /day	
4.	Water Storage Capacity for Firefighting / UGT		Domestic UG tank- 125.50 CMD Fire UG tank – 200 CMD Flushing Water Tank- 68.25CMD				
5.	Source of water		Local Body – Pune Municipal Corporation				
6.	Rainwater Harvesting (RWH)		Level of the Ground water table:			5m BGL post monsoon and 9 BGL pre monsoon	
			Size and no of RWH tank(s) and			4 No (3 Constructed and 1	

		Quantity:	proposed)	
		Quantity and size of recharge pits:	2 m x 2 m x 2 m	
		Details of UGT tanks if any:	NA	
7.	Sewage and Wastewater	Sewage generation in CMD:	106.00	
		STP technology:	MBBR	
		Capacity of STP (CMD):	175 STP Installed and functional for existing phase	
8.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Construction waste	Steel, Tiles, Excavated material etc.	Will be handed over to authorized recycler Top soil will be used for landscaping.
9.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	355 kg/day	Will be handed over to authorized recycler
		Wet waste:	236 kg/day	Will be treated in OWC
		Hazardous waste:	Negligible	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	25 g/day	Will be handed over to authorized recycler
		STP Sludge (dry)	8 kg/day	Will be used as manure for gardening purpose
10.	Green Belt Development	Total RG area (m ²):	534.69	
		Existing trees on plot:	167	
		Number of trees to be planted:	91	
		Number of trees to be cut:	0	
		Number of trees to be transplanted:	0	
11.	Power requirement	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	75 KW	
		During Operation phase (Connected load):	4680 KW	
		During Operation phase (Demand load):	3322 KW	
		Transformer	1 x 1500 kVA+ Proposed -2 x 630 kVA) and 1 No. x 630 KVA (Proposed) No installation of proposed power sources	
		DG set:	3 Nos. X 1000 KVA Existing and functional and Proposed not yet installed	
		Fuel used:	HSD	

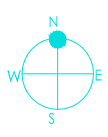


NET PLOT AREA = 7302.81 sq.m.			
TREE DENSITY = 80 sq.m./1 TREE			
REQUIRED R,G AREA = 534.69sq.m.			
NUMBER OF TREES TO BE REQUIRED = 91			
TREE DENSITY = 1 TREE / 80 sq.m.			
NUMBER OF EXISTING TREES = 91			
NUMBER OF TREES TO BE RETAIN = 91			
TOTAL NUMBER OF TREES = 91			

LIST OF RETAIN TREES :			
SR.NO.	SYMBOL	COMMON NAME	QTY.
01		Umber	1
02		Pimple	5
03		Bakul	34
04		Ficus	7
05		Chandan	2
06		Foxtail Palm	15
07		Champa	2
08		Kadunimb	2
09		Subabul	8
10		Bor	1
11		Supari	18
12		Peltoratum	2
13		Cassia	11
14		Gulmohar	4
15		Nilgiri	1
16		Mahanukh	1
17		Sita Ashoka	17
18		Sanchala	1
19		Panjat	1
20		Spathodia	4
21		Vilayati Chinch	4
22		Karanj	1
23		Bottleneck Palm	1
24		Phanas	1
25		Tabeulia	4
26		Bahuhinia	1
27		Champagne Palm	14
28		Ashoka	2
06		Gliricidia	1
30		Rubber	1
TOTAL			167

EXISTING PROPOSED SHRUBS :		
SR.NO.	SYMBOL	BOTANICAL NAME
11		(AG-AT) AGAVE ATTENUATA Sp X 3
12		(AL-MA) ALOCAZIA MACRORRHIZA Sp X 8
13		(BR-SP) BROMELIAD Sp X 12
14		(CR-AS) CRINUM ASIATICUM Sp X 15
15		(MA-DE) Monstera deliciosa
16		(DI-EX) Dieffenbachia exaltica
17		(MU-OR) Musa ornata (Ornamental banana)
18		(JA-PO) Jatropha podagrica
19		(CA-AS) Crinum asiaticum
20		(FA-JA) Fatsia japonica (Aralia)
21		(CO-FR) Cordyline fruticosa purple
22		(AS-BN) Asplenium Birds Nest Fern
23		(AD-OB) Adenium obesum Desert rose
24		(PH-RO) Phoenix robelinii
25		(MO-DE) Monstera deliciosa

EXISTING PROPOSED SHRUBS & GROUND COVERS:		
SR.NO.	SYMBOL	BOTANICAL NAME
1		(PI-MI) Pilea Microphylla X 348
2		(EU-MM) Euphorbia milli minima mini X 102
3		(DI-AU) Dianella Tasmanica Aurea X 890
4		(CR-LA) Crinum latifolium X 1308
5		(AL-VE) Aloe vera X 650
6		(AL-ZE) Alpina Zerumpet X 215 8
7		(SE-MO) Sedum marginatum X 58
8		(OP-MED) Ophiopogon japonicus Medium X 1683
9		(PH-XA) Philodendron xanadu X 53
10		(PH-BI) Philodendron bipinnatifidum (selloum) X37
11		(RH-SP) Rhoes spathacea X 711
12		(SP-CA) Spathiphyllum canifolium mini X 78
13		(AL-PU) Alpina purpurea X 114
14		(HE-ME) Heliconia metallica X 224
15		(HE-PS) Heliconia psittacorum X 402
16		(HE-RO) Heliconia rostrata X 315
17		(EU-MI) Euphorbia milli X 684
18		(EC-EL) Echeveria elegans X 122
19		(AD-LA) Adenocalymma Allaceum X 6
20		(IP-HO) Ipomoea Horsipolia X 8
21		(PH-SE) Philodendron Golden X 72
22		(SY-MO) Syngonium Monstera X 72
23		(AN-WH) Anthurium White X 25
24		(AN-RE) Anthurium Red X 20
25		(PH-CR) Philodendron creeper X 16
26		(BR-SP) Bromeliad Sp X 25
27		(AL-ZE) Alpina zerumpet X 30
28		(PO-SP) Portulaca Sp (Red) X 40
29		LAWN Mexican grass 40SQM APPROX. (Leveled and laid flat)
30		(ZA-FU) Zamia furfuracea X 30
31		(LI-AG) Lily from Asok Garden X 15
32		(RA-EX) Raphis excelsa X 20
33		(OP-SM) Ophiopogon japonicus Small X 75





पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

0002944

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०८४५/१५

दिनांक : ३१/१०/२०१५

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

विंग - 'A-1' भोगवटा पत्र पार्श्व - II

श्री. / श्रीमती नितीन न्याती. C/o. श्री. शिरीष दसनूरकर

राहणार ३५, लक्ष्मी पार्क कॉलनी,
नवी पेठ, पुणे - ३०.

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट

कलमे ४५/६९ प्रमाणे पुणे, पेठ येरवडा सि.स.ने घरांक १८८५(P), १८८६B
सर्व्हे क्र. १०३/१२८B+१०३/१८८टी. पी. स्कीम नंबर यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८८/०८८७/२५ दिनांक ०९.१०.२०१५

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक २४/१०/२०१५ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

लोकल बेसमेंट - इलेक्ट्रीकल रुम कॉमन ब्लॉक, ट्रान्सफॉर्मर

दुसरा मजला - ऑफिस नं २०१, २०२, २०३, २०४, १ जेन्स व १ लेडीज टॉयलेट

तिसरा मजला - ऑफिस नं ३०१, ३०२, ३०३, ३०४, १ जेन्स व १ लेडीज टॉयलेट

चौथा मजला - ऑफिस नं ४०१, ४०२, ४०३, ४०४, १ जेन्स व १ लेडीज टॉयलेट

पाचवा मजला - ऑफिस नं ५०१, ५०२, ५०३, १ जेन्स व १ लेडीज टॉयलेट

सहावा मजला - ऑफिस नं ६०१, ६०२, ६०३, १ जेन्स व १ लेडीज टॉयलेट

सातवा मजला - ऑफिस नं ७०१, ७०२, ७०३, ७०४, ७०५, १ जेन्स व १ लेडीज टॉयलेट

आठवा मजला - ऑफिस नं ८०१, ८०२, ८०३, १ जेन्स व १ लेडीज टॉयलेट

इलेक्ट्रीकल बेसमेंट + दुसरा मजला ते आठवा मजला

संपूर्ण. एकूण १ इलेक्ट्रीकल रुम कॉमन ब्लॉक, १
ट्रान्सफॉर्मर, एकूण ऑफिस २६ (सहकारिता) + ६
जेन्स व ६ लेडीज टॉयलेट सह संपूर्ण.

सहायक अभियंता, १०-१५

बांधकाम नियंत्रण क्र. ४
पुणे महानगरपालिका

अट:- अंतिम भोगवटा मागणेपूर्वी L & T नाटस्फतपत्र सादर करणार



4833

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०७३८/१७

दिनांक : ४/७/२०१७

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

कळबहाऊस भोगवटा पत्र संपूर्ण

श्री. / श्रीमती नितीन डी. न्याती clo. फ्री. शिरीष दसनुरकर

राहणार ७२, सहकार नगर,
अध्यापक कॉलनी, पुणे-९

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ येरवडा घरांक : १९८८८८+ १९८८८८+ १९८८८८

सर्व्हे क्र. १०३/१२८८+ १०३/१२८८ ये. पी. स्कीम नंबर १९८८८८ (१) यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ०८५६/१७, दिनांक १६/०६/२०१७

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक ३/०७/२०१७ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशा नुसार

तळमजला + पहिला मजला कळब हाऊस खाले संपूर्ण

(१)

(२)

(३)

अट-भविष्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरात व टेरेसवर शेड, पार्टीशन वॉल, करून अगर ग्रील लावून पार्किंग बंदिस्त करणे इत्यादी) केल्यास कोणतीही पूर्वसूचना न देता सदरची संपूर्ण अतिरिक्त बांधकामे पाडण्यात येतील व त्यासाठी देणारा खर्च फ्लॅट धारक/मालक यांजकडून वसूल करण्यात येईल.

सहायक अभियंता

बांधकाम नियंत्रण विभाग ४
पुणे महानगरपालिका.

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



0002943

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०४४९/१५

दिनांक : १३/०७/२०१५

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

बि(डी)ग -A-2 भोगवटा पत्र पार्ट -I

श्री. / श्रीमती नितीन न्याती C/o. श्री. शिरीष दसनकर
राहणार ३५, लहमी पार्क कॉलनी, नवी पेठ, पुणे-३०

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. अक्ट कलमे ४५/६९ प्रमाणे पुणे, पेठ जेरवडा घरांक फायनल प्लॉट क्र. / सर्व्हे क्र. १०३/१२०८८, १०३/१२०८८ टी. पी. स्कीम नंबर सि. स. नं - १०८५ + १०८८८८ B इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ००/००००/१५ दिनांक ०९।०७।२०१५ अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक १०।०७।२०१५ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

पार्किंग लोअर बेसमेंट - L1 - २ स्लोमोटर कार्सि रूम, W.C. - १ जेनरल, १ लेडीज, १ स्लोअर रूम
L-2 - २ W.C, १ स्लोअर रूम, L3 - १ स्टाफ रूम, १ स्लोअर रूम, १ पंपींग रूम, १ डॉमेस्टिक
लोअर ग्राऊंड मजला - पार्किंग, २ लेडीज, २ जेनरल टॉयलेट, १ पुंटर रूम लॉन्ज, १ व्हाइकल वॉशिंग प्लेस
१ सिक्युरिटी/भण्ड, १ स्लोअर रूम, १ पंपींग रूम (H.V.A.C), १ सिक्युरिटी केबीन
अपर ग्राऊंड मजला - १ ते ९ शोरूम भूकण ९ (नक्र)
पहिला मजला - शोरूम १A, २A, शोरूम क - १० ते १६ असे भूकण ९ (नक्र)
दूसरा मजला - ऑफिस क - २०१ ते २१५ असे भूकण १५ (पंधरा)
तिसरा मजला - ऑफिस क - ३०१ ते ३१५ असे भूकण १५ (पंधरा)
चौथा मजला - ऑफिस क - ४०१ ते ४१५ असे भूकण १५ (पंधरा)
से लोअर बेसमेंट + लोअर ग्राऊंड + अपर ग्राऊंड +
रेला मजला ले चौथा मजला भूकण १८ शोरूम
४५ ऑफिस रूम, फुल्टा.

सहायक अभियंता,

बांधकाम नियंत्रण क्र.

पुणे महानगरपालिका.

अतः भविष्यात् मान्य नकाशां चार्थगतक कालगतं वाधकाम (उद-
मत्) माजिनल अन्तरक व देमवरील शङ्क, पारिशिन वॉल कश्चन
अनर सुभल लक्ष्मण पारिष्य वॉलिन कालं ?) केल्यात, कोणतेही
पूर्व सुभल न देता मवाही संपूर्ण अनधिकृत वाधकामे पाठण्यात
देण्यात न काळजीपूर्वक देण्यात येऊन खर्च करून देण्यात येऊन



पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

4831

बांधकाम नियंत्रण कार्यालय

क्रमांक : ०८८/०६८५/१७

दिनांक : २८/६/२०१७

[मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये]

विंग 'A 1' भोगवटा पत्र पार्श्व III

श्री. / श्रीमती नितीन डी. न्याती व/व. श्री. शिरीष दसबुरकर

राहणार ३५, लक्ष्मीपार्क कॉलनी,
नवी पेठ, पुणे - ३०

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अक्ट

कलमे ४५/६९ प्रमाणे पुणे, पेठ गेरवडा घरांक १८५ (ए) + १८६ (बी) फायनल प्लॉट क्र. /
सर्व्हे क्र. १०३/१२९ अ, १०३/१२९ सी टी. पी. स्कीम नंबर १८५ (ए) + १८६ (बी) यांतइकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८८२/२१५ दिनांक २१.०५.२०१५अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक २१.०६.२०१५ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशाप्रमाणे

अप्पर फ्लॉअर फ्लोअर - शोरुम N-१, शोरुम N-२

पहिला मजला - शोरुम N-१A, शोरुम N-2A

असे एकूण चार (४) शोरुमांचे फक्त

(१)

(२)

(३)

अट - पविण्यात मान्य नकाशाखेरीज कोणतीही बांधकामे (उदा. मार्जिनल अंतरात व टेरेसवर जेड, पार्टीशन वॉल, करून अगर ग्रेल लावून पार्किंग बंदिस्त करणे इत्यादी) केल्यास कोणतीही पूर्वसुचना न देता सदरची

सहायक अभियंता

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Construction Phase	
Air Environment	<ul style="list-style-type: none"> • Fencing will be provided along the periphery of plot boundary with corrugated tin sheets of at least 15 feet height to avoid dust and fugitive emissions from cutting, filling, loading, unloading of material • The water sprinkling will be done at regular interval on the unpaved roads and near the construction activities for dust suppression • Vehicles with valid PUC certificate will only be allowed in the site • Ambient Air quality monitoring will be done • Physical Barriers / tin sheets will be used to avoid dust blowing to adjacent areas during construction activity like grinding, cutting etc. • RMC will be used instead of preparing concrete on site
Water Environment	<ul style="list-style-type: none"> • Use of tanker water for construction • Construction water will be properly channelized into drain pits on site and reused for curing • A minimum of three toilets shall be provided per 20 persons at working area • Sewage will be send to septic tank follow by soak pit / Packaged STP
Noise Environment	<ul style="list-style-type: none"> • Construction activity will be maintained below standard noise levels • Regular maintenance of machinery will be adopted • Acoustic enclosures will be provided to DG set • Construction activity will be carried out during day time • Barricades along the periphery of site • Noise monitoring will be done on daily basis

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Construction Phase	
Traffic Management	<ul style="list-style-type: none"> • All vehicles will be allocated dedicated parking area • Separate entry and exit point will be provided for easy traffic management • Traffic signage will be deployed at strategic locations to manage and control the movement of heavy vehicles • The wheels of truck and vehicles will be washed to dislodge the adhered mud prior to exit the site • Heavy vehicle transportation shall be scheduled for off peak hour
Land Environment	<ul style="list-style-type: none"> • Separate material storage area will be adequately demarcated and maintained • Excavated material will be used in low laying areas of the plot for back filling and topsoil will be used for landscaping • Domestic waste generated from labours activities will be suitably segregated and disposed off in proper manner • Landscaping & plantation will begin in mid-phase of construction • Oil, paints etc. will be stored on impervious layer of concrete
Sanitation, Safety and Health facility & Socio economic environment	<ul style="list-style-type: none"> • Sufficient potable water will be supplied on site • Adequate toilets will be provided for all staff and labour • Personal protective equipments will be made compulsory on site • Regular health check up facility will be provided on site. • Warning signs will be placed on and around the site for assembly point and disaster management in case of emergency • Adequate and well maintained fire safety facilities will be provided in and near construction area • Adoption of training and awareness programme • Creation of jobs due to skilled, unskilled labour as well as professional requirements

ENVIRONMENTAL MONITORING PLAN FOR CONSTRUCTION PHASE

ITEM	PARAMETERS	FREQUENCY	LOCATION
Ambient Air Quality	As per NAAQS, 2009	Monthly	3 Locations
Noise Level	Equivalent Noise Level dB(A) of construction equipment's	Daily	As required
Drinking Water Analysis	Physical, Chemical and Biological (IS 10500)	Monthly	1 Sample
Waste water	As per EPA rule	Monthly	1 Sample
Soil	Physicochemical Characteristics for contamination if any	Six Monthly	1 Sample

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Operation Phase	
Air Environment	<ul style="list-style-type: none"> • Regular PUC check up will be mandatory for all users and residents • The D.G. Set will be provided with adequate stack height • Ambient Air quality will be monitored on monthly basis
Water Environment	<ul style="list-style-type: none"> • No untreated wastewater will be disposed outside the project premises • Treated Sewage will be used for landscaping & flushing • Effective rain water harvesting system will be implemented (3 recharge pits) and proper storm water drainage network will be provided within project site to avoid water logging • Excess treated water will be disposed through municipal chambers only • Drinking Water Quality as per IS 10500 will be monitored on monthly basis • Wastewater parameters as per EPA norms will be monitored on monthly basis
Noise Environment	<ul style="list-style-type: none"> • The D.G. set shall be provided with proper exhaust muffler • Green belt development & plantation will act as noise barrier • Noise Monitoring will be done on monthly basis
Solid Waste Management	<ul style="list-style-type: none"> • Waste will be segregated into biodegradable and non-biodegradable materials which will be stored in separate containers • Wet garbage will be treated through Organic Waste Processor while Non Bio & Inert waste will be handed over to authorized vendor for recycling • Sludge from the sewage treatment plant will be de-watered, dried and used for soil conditioning

ENVIRONMENTAL MANAGEMENT PLAN

Component	Mitigation Measures
Operation Phase	
Land Environment	<ul style="list-style-type: none"> • Green belt will be developed around the project site • Waste oil from DG sets will be disposed through authorized vendors only • Soil analysis will be done on quarterly basis to check contamination if any
Traffic Management	<ul style="list-style-type: none"> • Adequate parking facilities as per DCR will be provided • Separate entry and exit point will be provided for easy traffic management • Minimum 6m driveways, pedestrian walkways will provided
Safety facility	<ul style="list-style-type: none"> • Effective fire evacuation plan will be designed with provision of refuge floors, fire hydrant systems, fire lift etc. as per CFO norms. Fire UGT and Fire OHT will be provided. Minimum 6 m internal roads with 9 m turning radius have been provided • Fire extinguishers and first-aid kits shall be provided in common areas of the facility • Adequate and proper Entry/Exit with photo luminous signage will be provided at prominent places within the project premises • Monthly O & M of safety equipment will be done • Mock drills and awareness programme for safety procedures during emergencies will be conducted
Socio Economic Environment	<ul style="list-style-type: none"> • Due to ancillary development lifestyle, communication facilities, social status, transport facilities will improve • Skilled , unskilled labours will have opportunity for direct / indirect employment

ENVIRONMENTAL MANAGEMENT PLAN

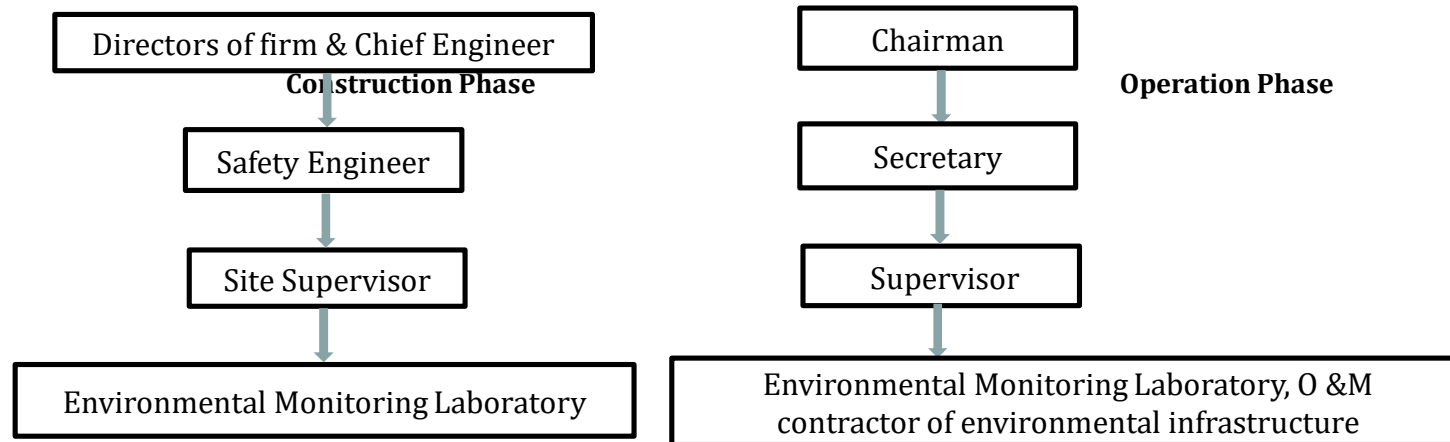
Quantum and generation of corpus fund and commitment

Project proponent shall collect required maintenance funds as per detailed calculations from customers at the time of possession. These funds will be collected and deposited in bank accounts viz. Individual building, common area and EMP. The funds for individual building and common area will be collected for a period of 3 years whereas funds for EMP will be collected for 5 years.

Responsibility for further O & M

The project proponent will only act as a trustee of funds and upon formation of society, project proponent will transfer signing authority of that bank account to the governing body of society through agreement. Monthly expenditure audit will be given to the customers and if there is any shortfall in maintenance funds, the same will be demanded from the customers.

EMP will be implemented by Environment Management Cell in co-ordination with MoEF recognized Laboratory



RESPONSIBILITY OF EMP

Environmental Component	Remedial Measures	Time frame	Responsibility
Wastewater	No discharge of untreated wastewater outside the Project (STP Provided). Monitoring of outlet parameters with O & M of STP	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Water Quality	Monitoring of domestic water quality with O & M of WTP	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Solid Waste	Segregation at source for all solid waste and handover. Treatment of organic waste and quality check of output as per proposed parameters	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Rain water harvesting	Storm water drainage will be properly maintained & cleaned at regular intervals	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Land Environment	Use of paver blocks instead of fully impermeable pavement to control run off. Maintenance of landscaped areas	Throughout Operation Phase	Maintained by developer through AMC till handing over to society
Safety	Maintain the of fire safety equipment through AMC and trained manpower	Throughout Operation Phase	Maintained by developer through AMC till handing over to society

ENVIRONMENTAL MONITORING PLAN FOR OPERATION PHASE

ITEM	PARAMETERS	FREQUENCY	LOCATION
Ambient Air Quality	As per NAAQS, 2009	Monthly	3 Locations
Noise Level	Equivalent Noise Level dB(A)	Monthly	5 Locations
Drinking Water Analysis	Physical, Chemical & Biological	Monthly	1 Sample
Waste water	As per EPA rule	Monthly	2 Samples
Soil	Physicochemical Characteristics for contamination if any	Quarterly	1 Sample
Organic Waste	For checking proposed Manure Quality	Monthly	1 sample

ENVIRONMENTAL MANAGEMENT PLAN BUDGETARY ALLOCATION (a. Construction phase)

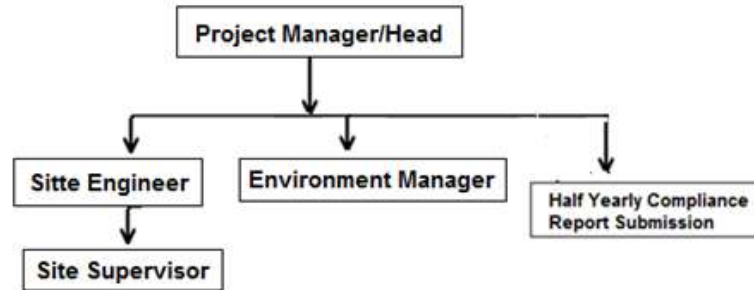
ATTRIBUTE	PARAMETERS	TOTAL IN RS. LAKHS
Air Environment	Water for dust suppression, Air, Noise Monitoring	1.92
Water Environment	Tanker Water For Construction & Water Monitoring	2.04
Land Environment	Site Sanitation, Mobile Toilets	3.36
Biological Environment	Top Soil Conservations & Gardening	0.70
Socio – Economic Environment	Disinfection-Pest Control	2.17
	Disinfection – Pest Control	
	First Aid Facility, Health Check up	
	Creches for Children	
	Personnel Protective Equipment	
Total		10.19

HALF YEARLY POST EC MONITORING COST

SR. NO.	PARTICULARS	COST
1	Monitoring a. Ambient Air Monitoring b. Stack Monitoring c. Drinking Water Analysis d. Soil Analysis e. Boar well Water Analysis f. Noise Monitoring	Rs 1 Lakh
2	Preparation of Report	Rs 0.75 Lakh
3	Site Visit & half yearly Report Submission at a. MPCB Mumbai & b. Regional Office , Nagpur	Rs 0.25 Lakh
	Total	Rs. 2 Lakh (for 6 month)
2 X 2 = 4 Lakh (Per Year)		

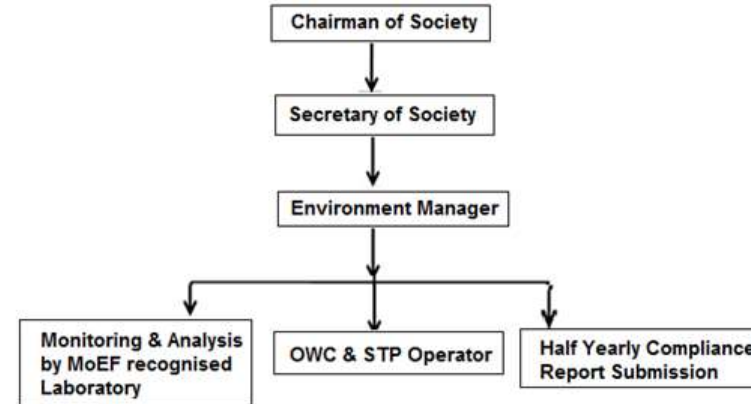
ENVIRONMENT MANAGEMENT CELL (EMC)

**EMC Organization Chart:
Construction Phase**



EMC Personnel	Salary in Rs./M
Environment Manager	30,000/-
Site Engineer	22,000/-
Site Supervisor	15,000/-
TOTAL	67,000/-

**EMC Organization Chart:
Operation Phase**



Officials	Salary in Rs. /M
Environment Manager	25,000/-
Operators for STP – 1 No.	15,000/-
Operator for OWC – 1 No.	15,000/-
Third Party for collection of waste from door to door	10,000/-
Total	65,000/-

ENVIRONMENTAL MANAGEMENT PLAN BUDGETARY ALLOCATION (a. Operational phase)

COMPONENT	DETAILS	CAPITAL (RS.) IN LAKH	O&M (RS. LAKH/ Y)
Sewage treatment	STP plant (2 nos. 175 m ³ /day Existing & 20 m ³ /day proposed)	36.00	11.00
RWH and Storm Water	RWH Pits and network(4 no. of RWH pits)	1.50	0.05
Swimming Pool	-	--	--
Solid Waste	OWC 250 Kg/day capacity	12.75	3.21
Hazardous waste	NA	--	--
e-waste	Authorized vendor	--	--
Green belt development	Plantation (167 no. of trees existing)	14.52	2.64
Energy saving	Renewable energy Solar PV panel & solar hot water	297.00	8.93
Environmental Monitoring	Through laboratory	--	3.50
Disaster Management	During operation phase	90	10
Total		451.77	39.00

6

WWW.INDIANEXPRESS.COM
THE INDIAN EXPRESS, THURSDAY, OCTOBER 19, 2023**Public Notice**

We, "Nyati Builders Pvt. Ltd." hereby bring to notice of general Public that Environment Department, Government of Maharashtra has accorded Environmental Clearance for our commercial construction project 'Nyati Unitree' located at "S. No. 103/129B, CTS NO.1995, S.NO. 103/129C, CTS NO. 1995 and CTS No. 1996 B, Yerawada, Pune -411006" vide letter dated 11/10/2023 bearing letter no. **SIA/MH/INFRA2/422337/2023 Identification No. - EC23B038MH110005.**

The copy of environment clearance letter is available with Maharashtra Pollution Control Board and may also be seen on the website of the Department of Environment, Government of Maharashtra at <http://parivesh.nic.in>

Place: Pune Date: 11/10/2023

Nyati Builders Pvt. Ltd.

लोकसत्ता | ९

WWW.LOKSATTA.COM

गुरुवार, १९ ऑक्टोबर २०२३

जाहीर सूचना

आम्ही न्याती बिल्डर्स प्रायव्हेट लिमिटेड सर्वसाधारण जनतेस कळवू इच्छितो की, महाराष्ट्र शासनाच्या पर्यावरण विभागातर्फे आमच्या न्याती युनिट्री या S. No. 103/129B, CTS NO.1995, S.NO. 103/129C, CTS NO. 1995 and CTS No. 1996 B, Yerawada, Pune -411006 येथील वाणिज्य प्रकल्पाला दि. 11/10/2023 रोजी पत्र क्रमांक **SIA/MH/INFRA2/422337/2023 Identification No. - EC23B038MH110005** अन्वये पर्यावरणाच्या दृष्टीकोनातून पर्यावरणीय मान्यता दिली आहे.

सदर मान्यतापत्राची प्रत महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या कार्यालयामध्ये तसेच पर्यावरण विभाग यांच्या <http://parivesh.nic.in> या संकेत स्थळावर उपलब्ध आहे.

ठिकाण: पुणे दिनांक: १९/१०/२०२३

न्याती बिल्डर्स प्रायव्हेट लिमिटेड

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

[A venture of ULTRA TECH Environmental Consultancy]

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-5600 Valid up to (03/08/2024)

Lab. Recognized by CPCB, MOEF&CC (GOI) under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab: Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: +91-22-25474907/ ☎+91-7039076680 Email: lab@ultratech.in

Regd. Unit No. 224, 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

TEST REPORT

ISSUED TO: M/s. NYATI BUILDERS PVT. LTD.

ULR NO. :

REPORT NO. : UT/ELS/REPORT/ C-013 /09 -2024

ISSUE DATE : 14/09/2024

YOUR REF. : Verbal Confirmation

REF. DATE : 04/09/2024

For Project: Nyati Unitree

Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B
yerawada, Tal-Haveli, Dist.Pune

SAMPLE PARTICULARS

Sampling Plan Ref. No.: C-04/09-2024
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 04/09/2024 09:30 Hrs. to
04/09/2024 17:30 Hrs.

Sample Registration Date : 06/09/2024

Analysis Starting Date : 06/09/2024

Analysis Completion Date : 10/09/2024

Ambient Air Temperature : 22.4 °C to 27.8 °C

Relative Humidity : 52.4 % to 67.8 %

Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code : 1

Sample Location : North Side Of Project

Height of Sampler : N18°32'49.92";E73°53'24.15"

Sampling Duration : 1 Meter

Sample Lab Code : 8:00 Hours:Minutes

Sample Lab Code : UT/ELS/C-014/09-2024

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr.^
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	12	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	22	µg/m ³	80
3	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Compendium Method IO-2.1	77	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	26	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	0.9	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The parameters tested above are found to be within 24 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/42	Envirotech	APM 550	488-DTJ-2010	05/10/2024
	Respirable Dust Sampler	UT/LAB/41	Envirotech	APM460BL	853-DTD-2007	18/09/2024

- Note:**
1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
 5. Weather during sampling was Rainy
 6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.

Analyzed By:

Rutuja Jadhav

Reviewed By:

Jayashree

Jayashree Acharya
(Quality Manager)

Authorized By:

Meghan Patil

(Head of Laboratory)
Authorized Signatory

- END OF TEST REPORT -



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ULR NO. :

REPORT NO. : UT/ELS/REPORT/ C-014 /09 - 2024

ISSUE DATE : 14/09/2024

YOUR REF. : Verbal Confirmation

REF. DATE : 04/09/2024

For Project: Nyati Unitree

Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B
yerawada, Tal-Haveli, Dist.Pune

SAMPLE PARTICULARS :

Sampling Plan Ref. No.: C-04/09-2024
Sampling Procedure : UT/LQMS/SOP/AA01A
Date & Time of Sampling : 04/09/2024 18:00 Hrs. to
05/09/2024 02:00 Hrs.

Sample Registration Date : 06/09/2024

Analysis Starting Date : 06/09/2024

Analysis Completion Date : 10/09/2025

Ambient Air Temperature : 23.2 °C to 28.5 °C

Relative Humidity : 52.3 % to 68.4 %

Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code : 2

Sample Location : East Side Of Project

Height of Sampler : N18°32'50.03";E73°53'25.89"

Sampling Duration : 1 Meter

Sample Lab Code : 8:00 Hours:Minutes

Sample Lab Code : UT/ELS/C-015/09-2024

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr^
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	12	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	20	µg/m ³	80
3	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Compendium Method IO-2.1	71	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	25	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.0	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The parameters tested above are found to be within 24 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV.

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	Respirable Dust Sampler	UT/LAB/41	Envirotech	APM460BL	853-DTD-2007	18/09/2024

- Note: 1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was Cloudy
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.

Analyzed By:

Rutuja Jadhav

Reviewed By:

Jayashree Acharya
(Quality Manager)

Authorized By:

Meghan Patil
(Head of Laboratory)
Authorized Signatory

- END OF TEST REPORT -



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ISSUED TO: M/s. NYATI BUILDERS PVT. LTD.

ULR NO. :

REPORT NO. : UT/ELS/REPORT/ C-015 /09 - 2024

ISSUE DATE : 14/09/2024

YOUR REF. : Verbal Confirmation

REF. DATE : 04/09/2024

For Project: Nyati Unitree

Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B

yerawada, Tal-Haveli, Dist.Pune

SAMPLE PARTICULARS

Sampling Plan Ref. No.: C-04/09-2024

Sampling Procedure : UT/LQMS/SOP/AA01A

Date & Time of Sampling : 05/09/2024 02:30 Hrs. to 05/09/2024 10:30 Hrs.

Sample Registration Date : 06/09/2024

Analysis Starting Date : 06/09/2024

Analysis Completion Date : 10/09/2024

Ambient Air Temperature : 23.3 °C to 28.2 °C

Relative Humidity : 53.4 % to 59.1 %

Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

AMBIENT AIR QUALITY MONITORING

Location Code : 3

Sample Location : South Side Of Project

Height of Sampler : N18°32'48.34";E73°53'23.97"

Sampling Duration : 1 Meter

Sample Lab Code : 8:00 Hours:Minutes

Sample Lab Code : UT/ELS/C-016/09-2024

Sr. No.	Test Parameter	Test Method	Test Result	Unit	NAAQMS Industrial, Residential, Rural and Other Area 24 Hrs.^ or 1 Hr.^
1	Sulphur Dioxide (SO ₂)	IS 5182 (Part 2) : 2023	12	µg/m ³	80
2	Nitrogen Dioxide (NO ₂)	IS 5182 (Part 6) : 2006	21	µg/m ³	80
3	Particulate Matter (PM ₁₀)	EPA/625/R-96/010a Compendium Method IO-2.1	70	µg/m ³	100
4	Particulate Matter (PM _{2.5})	IS 5182 (Part 24) : 2019	30	µg/m ³	60
5	Carbon Monoxide (CO) [†]	IS 5182 (Part 10) : 1999	1.2	mg/m ³	4

†: Sampling Period 1 Hr.

Remark/ Statement of Conformity: The parameters tested above are found to be within 24 hourly TWA of National Ambient Air Quality Monitoring Standard (NAAQMS), Part III- Section IV.

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Fine Dust Sampler	UT/LAB/42	Envirotech	APM 550	488-DTJ-2010	05/10/2024
	Respirable Dust Sampler	UT/LAB/41	Envirotech	APM460BL	853-DTD-2007	18/09/2024

- Note: 1. This test report refers only to the sample tested and observed values are relevant to sample collected only.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/AA01A) based on CPCB Guidelines - National Ambient Air Quality Monitoring Series: NAAQMS/2003-04 and respective test methods.
5. Weather during sampling was Rainy & Cloudy
6. ^Time weighted average shall be complied with 98% of the time in a year. 2% of the time, they may exceed the limits but not on two consecutive monitorings.

Analyzed By:

Rutuja Jadhav

Reviewed By:

Jayashree Acharya
(Quality Manager)

Authorized By:

Meghan Patil
(Head of Laboratory)
Authorized Signatory

- END OF TEST REPORT -

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

[A venture of ULTRA TECH Environmental Consultancy]

Lab. Accredited by NABL-ISO/IEC 17025:2017, TC-5600 Valid up to (03/08/2024)
Lab. Recognized by CPCB, MOEF&CC (GOI) under EP(A)-1986
ISO 9001:2015 & ISO 45001:2018 Certified

Lab: Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.
Tel: +91-22-25474907/ ☎+91-7039076680 Email: lab@ultratech.in
Regd. Unit No. 224, 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

TEST REPORT

ISSUED TO: M/s. NYATI BUILDERS PVT. LTD**For Your Project: 'Nyati Unitree'**

'Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B yerawada, Tal-Haveli, Dist.Pune

ULR NO.

:

-

REPORT NO.

:

UT/ELS/REPORT/C-016/09-2024

ISSUE DATE

:

14/09/2024

YOUR REF.

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Verbal Confirmation

REF. DATE

:

04/09/2024

SAMPLE PARTICULARS

:

Sampling Plan Ref. No.

:

C-04/09-2024

Date of Monitoring

:

04/09/2024

NOISE LEVEL QUALITY MONITORING**Sample Lab Code**

:

UT/ELS/C-017/09-2024

Survey Done By

:

ULTRA-TECH

Sr. No.	Location	Noise Level Reading in dB(A)			
		Time (Hrs)	Day dB(A)	Time (Hrs)	Night dB(A)
01.	North Side Of Project	10:00 to 10:05	56.4	22:00 to 22:05	46.2
02.	East Side Of Project	10:10 to 10:15	54.3	22:10 to 22:15	42.3
03.	South Side Of project	10:20 to 10:25	57.3	22:20 to 22:25	45.3
04.	West Side of project	10:30 to 10:35	53.6	22:30 to 22:15	41.9

Opinions / Interpretations: The Noise Pollution (Regulation And Control) Rules, 2000: Is Provided as Annexure II for Your Reference.
(Turnover to find Annexure).

Note: 1. Monitoring area coming under Residential Area.
2. Noise level monitored is an average for period as stated above, the permissible sound pressure level is to be determined with respect to the total time a workman is being exposed (continuously or a number of short term exposures per day) in Hrs.

Sampling Equipment Details	Instrument Used	Make & Model	Calibration Status
	Sound Level Meter	Make - Lutron; Model - SL-4030SD; Sr. no. Q-623339	Valid up to - 31/12/2024

Note: 1. This test report refers only to the monitoring conducted.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.

- END OF REPORT -

Monitored By:
Janardhan Mule &
Balchandra Bhoir

Reviewed By:

Jayashree
Jayashree Acharya
(Quality Manager)



Authorized By

Meghan Patil
Meghan Patil
(Head Of Laboratory)
(Authorized Signatory)

ANNEXURE-II

THE NOISE POLLUTION (REGULATION AND CONTROL) RULES, 2000

(The Principal Rules were published in the Gazette of India, vide S.O. 123(E), dated 14.2.2000 and subsequently amended vide S.O. 1046(E), dated 22.11.2000, S.O. 1088(E), dated 11.10.2002, S.O. 1569 (E), dated 19.09.2006 and S.O. 50 (E) dated 11.01.2010 under the Environment (Protection) Act, 1986.)

• SCHEDULE

(See rule 3(1) and 4(1))

Ambient Air Quality Standards in respect of Noise

Area Code	Category of Area / Zone	Limits in dB(A) Leq	
		Day Time	Night Time
A	Industrial Area	75	70
B	Commercial Area	65	55
C	Residential Area	55	45
D	Silence Zone	50	40

- Note:
1. Day time shall mean from 6.00 a.m. to 10.00 p.m.
 2. Night time shall mean from 10.00 p.m. to 6.00 a.m.
 3. Silence zone is an area comprising not less than 100 meters around hospitals, educational institutions, courts, religious places or any other area which is declared as such by the competent authority.
 4. Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

A "decibel" is a unit in which noise is measured.

"A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

Leq: It is energy mean of the noise level over a specified period.

• CONSTRUCTION ACTIVITIES

The maximum noise levels near the construction site should be limited to 75 dB(A) Leq(5 min.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

• THE PERMISSIBLE LEVELS FOR NOISE EXPOSURE FOR WORK ZONE

(The Model Rules Of The Factories Act, 1948)

Peak sound pressure level in dB	Permitted number of impulses or impact/day
140	100
135	315
130	1000
125	3160
120	10000

- Notes:
1. No exposure in excess of 140 dB peak sound pressure level is permitted.
 2. For any peak sound pressure level falling in between any figure and the next higher or lower figure as indicated in column 1, the permitted number of impulses or impacts per day is to be determined by extrapolation on a proportionate basis.

Total time exposure (continuous or a number of short term exposures per day) in Hrs	Sound Pressure Level in dB(A)
8	90
4	93
2	96
1	99
1/2	102
1/8	108
1/16	111
1/32 (2 minutes) or less	114

- Notes:
1. No exposure in excess of 115 dB(A) is to be permitted.
 2. For any period of exposure falling in between any figure and the next higher or lower figure as indicated in column 1, the permissible sound pressure level is to be determined by extrapolation on a proportionate basis.

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Lab. Recognized by CPCB, MOEF&CC (GOI) under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

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Regd. Unit No. 224, 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

TEST REPORT

ISSUED TO: M/s. NYATI BUILDERS PVT. LTD

ULR NO. :
REPORT NO. : UT/ELS/REPORT/ C-017 / 09 - 2024

For Project: Nyati Unitree

ISSUE DATE : 14/09/2024
YOUR REF. : Verbal Confirmation

Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B yerawada, Tal-Haveli, Dist.Pune

REF. DATE : 04/09/2024

SAMPLE PARTICULARS: C-04/09-2024
: UT/LQMS/SOP/SE01A
: 04/09/2024
: 14:00 Hrs. to 15:00 Hrs.
: 01:00 Hours:Minutes
: ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.**STACK EMISSIONS QUALITY MONITORING**Sample Registration Date : 06/09/2024
Analysis Starting Date : 06/09/2024
Analysis Completion Date : 09/09/2024
Sample Lab Code : UT/ELS/C-018/09-2024**STACK DETAILS**Stack ID : S-01
Stack Attached To : DG SET 1010 KVA
Stack Shape : CIRCULAR
Stack MOC : M.SStack Height : 3.5 meters from Ground Level
Stack Diameter : 0.10 meter @ Sampling Point
Fuel Used & Consumption : Diesel @ 68 L/Hr.**FLUE GAS CHARACTERISTICS**Flue Gas Temperature : 451 °K
Flue Gas Velocity : 9.3 m/s
Volumetric Flow Rate : 63 Nm³/Hr.
Total Volume of Flue Gas : 1.600 Nm³ (@ STP)

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	Particulate Matter (TPM)	CPCB Guidelines, LATS/80/2013-14	11	mg/Nm ³	NA
			0.017	Kg/Day	NA
2	Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 1985	6	mg/Nm ³	NA
			2	ppm	NA
			0.009	Kg/Day	NA

NA : Not Applicable

Remark/ Statement of Conformity:

Nil

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Stack Monitoring Kit	UT/LAB/94	Politech	PEM SMS4	2613	30/12/2024

Note: 1. This test report refers only to the sample tested.

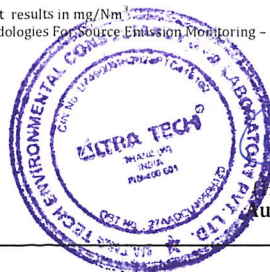
2. This test report is valid at the time of and under the conditions specified herein.

3. This test report may not be reproduced in part, without the permission of this laboratory.

4. Any correction invalidates this test report.

5. Test results reported with units ppm and Kg/Day are obtained from scientific conversions/calculations applied to test results in mg/Nm³.

6. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/SE01A) based on CPCB Guidelines - On methodologies for Source Emission Monitoring - CPCB (Laboratory analysis)



Authorized By:

Meghan Patil
(Head of Laboratory)
Authorized Signatory

- END OF TEST REPORT -

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Lab. Recognized by CPCB, MOEF&CC (GOI) under EP(A)-1986

ISO 9001:2015 & ISO 45001:2018 Certified

Lab: Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: +91-22-25474907/ ☎+91-7039076680 Email: lab@ultratech.in

Regd. Unit No. 224, 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

TEST REPORT

ISSUED TO: M/s. NYATI BUILDERS PVT. LTD. **ULR NO. :**
REPORT NO. : UT/ELS/REPORT/ C-018 / 09 - 2024
ISSUE DATE : 14/09/2024
YOUR REF. : Verbal Confirmation
For Project: Nyati Unitree
Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B yerawada, Tal-Haveli, Dist.Pune **REF. DATE :** 04/09/2024

SAMPLE PARTICULARS : **STACK EMISSIONS QUALITY MONITORING**
Sampling Plan Ref. No. : C-04/09-2024 **Sample Registration Date :** 06/09/2024
Sampling Procedure : UT/LQMS/SOP/SE01A **Analysis Starting Date :** 06/09/2024
Date of Sampling : 04/09/2024 **Analysis Completion Date :** 09/09/2024
Time of Sampling : 15:30 Hrs. to 16:30 Hrs. **Sample Lab Code :** UT/ELS/C-019/09-2024
Sampling Duration : 01:00 Hours:Minutes
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

STACK DETAILS
Stack ID : S-02 **Stack Height :** 3.5 meters from Ground Level
Stack Attached To : DG SET 1010 KVA **Stack Diameter :** 0.10 meter @ Sampling Point
Stack Shape : CIRCULAR **Fuel Used & Consumption :** Diesel @ 65 L/Hr.
Stack MOC : M.S

FLUE GAS CHARACTERISTICS
Flue Gas Temperature : 304 °K **Volumetric Flow Rate :** 95 Nm³/Hr.
Flue Gas Velocity : 9.5 m/s **Total Volume of Flue Gas :** 1.600 Nm³ (@ STP)

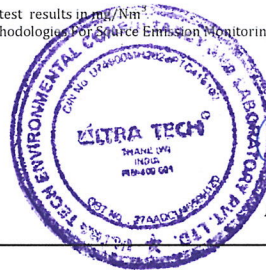
Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	Particulate Matter (TPM)	CPCB Guidelines, LATS/80/2013-14	12	mg/Nm ³	NA
			0.028	Kg/Day	NA
2	Sulphur Dioxide (SO ₂)	IS 11255 (Part 2) 1985	8	mg/Nm ³	NA
			3	ppm	NA
			0.019	Kg/Day	NA

NA : Not Applicable

Remark/ Statement of Conformity: Nil

Sampling Equipment Details	Instrument Used	Lab ID	Make	Model	Sl. No.	Calibration Valid up to
	Stack Monitoring Kit	UT/LAB/94	Polltech	PEM SMS4	2613	30/12/2024

- Note:**
1. This test report refers only to the sample tested.
 2. This test report is valid at the time of and under the conditions specified herein.
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 4. Any correction invalidates this test report.
 5. Test results reported with units ppm and Kg/Day are obtained from scientific conversions/calculations applied to test results in mg/Nm³.
 6. Samples were collected by following laboratory's SOP (UT/LQMS/SOP/SE01A) based on CPCB Guidelines - On methodology for Air Emission Monitoring - CPCB (Laboratory analysis)



Authorized By:

Meghan Patil
(Head of Laboratory)
Authorized Signatory

- END OF TEST REPORT -

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Regd. Unit No. 224, 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

TEST REPORT

ISSUED TO: M/s. NYATI BUILDERS PVT. LTD.

ULR NO. :
REPORT NO. : UT/ELS/REPORT/ C-020 /09 - 2024
ISSUE DATE : 14/09/2024
YOUR REF. : Verbal Confirmation
REF. DATE : 04/09/2024

For Project: Nyati Unitree

Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B
yerawada, Tal-Haveli, Dist.Pune

SAMPLE PARTICULARS

Sampling Plan Ref. No.: C-04/09-2024
Sampling Procedure : UT/LQMS/SOP/W01A
Date & Time of Sampling : 04/09/2024 17:30 Hrs.
Sample Registration Date : 06/09/2024
Analysis Starting Date : 06/09/2024
Analysis Completion Date : 12/09/2024
Sample Lab Code : UT/ELS/C-021/09-2024
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

WASTE WATER SAMPLE ANALYSIS

Sample Type : Untreated Sewage Waste Water
Sample Location : 175 KLD INLET
Sample Quantity & : 2L in Polyethylene Container.
Packaging Details 1L in Wide Mouth Glass Bottle for Oil & Grease.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	pH @ 25° C	IS 3025 (Part 11):2022	7.1	-	NA
2	Total Suspended Solids	IS 3025 (Part 17):1984	86	mg/L	NA
3	Oil & Grease	IS 3025 (Part 39):2021	11	mg/L	NA
4	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44):1993	115	mg/L	NA
5	Chemical Oxygen Demand	IS 3025 (Part 58):2006	420	mg/L	NA

NA : Not Applicable

Remark/ Statement of Conformity: Nil

Note: 1. This test report refers only to the sample tested.
2. This test report may not be reproduced in part, without the permission of this laboratory.
3. Any correction invalidates this test report.
4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 23rd Edition and IS3025 (Part 1).

Analyzed By:
Kavita Baviskar

Reviewed By:

Jayashree
Jayashree Acharya
(Quality Manager)



Authorized By:

M. Namjoshi
Manasi Namjoshi
(Technical Manager)
Authorized Signatory

- END OF TEST REPORT -

**ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD**

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Regd. Unit No. 224, 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

TEST REPORT

ISSUED TO: M/s. NYATI BUILDERS PVT. LTD.

ULR NO. :

REPORT NO. : UT/ELS/REPORT/ C-021 /09 - 2024

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For Project: Nyati Unitree

Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B
yerawada, Tal-Haveli, Dist.Pune

SAMPLE PARTICULARS

Sampling Plan Ref. No.: C-04/09-2024

Sampling Procedure : UT/LQMS/SOP/W01A

Date & Time of Sampling : 04/09/2024 17:40 Hrs.

Sample Registration Date : 06/09/2024

Analysis Starting Date : 06/09/2024

Analysis Completion Date : 12/09/2024

Sample Lab Code : UT/ELS/C-022/09-2024

Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

WASTE WATER SAMPLE ANALYSIS

Sample Type : Treated Sewage Waste Water

Sample Location : 175 KLD OUTLET

Sample Quantity & : 2L in Polyethylene Container.

Packaging Details : 1L in Wide Mouth Glass Bottle for Oil & Grease.

Sr. No.	Test Parameter	Test Method	Test Result	Unit	Standard Limits
1	pH @ 25° C	IS 3025 (Part 11):2022	7.5	-	NA
2	Total Suspended Solids	IS 3025 (Part 17):1984	7	mg/L	NA
3	Oil & Grease	IS 3025 (Part 39):2021	BDL[DL=2]	mg/L	NA
4	Biochemical Oxygen Demand (27°C, 3Days)	IS 3025 (Part 44):1993	5.7	mg/L	NA
5	Chemical Oxygen Demand	IS 3025 (Part 58):2006	20	mg/L	NA

BDL: Below Detection Limit

DL: Detection Limit

NA : Not Applicable

Remark/ Statement of Conformity: Nil

Note: 1. This test report refers only to the sample tested.

2. This test report may not be reproduced in part, without the permission of this laboratory.

3. Any correction invalidates this test report.

4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/W01A) based on CPCB's Guide Manual: Water & Wastewater Analysis, APHA 23rd Edition and IS3025 (Part 1).

Analyzed By:

Kavita Baviskar

Reviewed By:

Jayashree

Jayashree Acharya
(Quality Manager)



Authorized By:

Manjoshi

Manasi Namjoshi
(Technical Manager)
Authorized Signatory

- END OF TEST REPORT -

Lab: Survey No. 93/A, Conformity Hissa No. 2, G V Brothers Bldg., Bata Compound, Khopat, Near Flower Valley, Thane (West) - 400 601, Maharashtra, India.

Tel: +91-22-25474907/ ☎+91-7039076680 Email: lab@ultratech.in

Regd. Unit No. 224, 225, Jai Commercial Complex, Eastern Express Highway, Opp. Cadbury Factory, Khopat, Thane (W) 400 601, Maharashtra, India.

TEST REPORT

ISSUED TO: M/s. NYATI BUILDERS PVT. LTD.

ULR NO. :
REPORT NO. : UT/ELS/REPORT/ C-022 /09 - 2024

For Project: Nyati Unitree

ISSUE DATE : 14/09/2024

 Sr.No. 103/129 B, CTS No.1995 S.No. 103129 C, CTS No. 1995 & CTS No. 1996 B
 yerawada, Tal-Haveli, Dist.Pune

YOUR REF. : Verbal Confirmation

REF. DATE : 04/09/2024

SAMPLE PARTICULARS
Sampling Plan Ref. No.: : C-04/09-2024
Sampling Procedure : UT/LQMS/SOP/S01A
Date & Time of Sampling : 04/09/2024 17:00 Hrs.
Sample Registration Date : 06/09/2024
Analysis Starting Date : 06/09/2024
Analysis Completion Date : 13/09/2024
Sample Lab Code : UT/ELS/C -023/09-2024
Sample Collected By : ULTRA TECH ENVIRONMENTAL CONSULTANCY AND LABORATORY PVT. LTD.

SOIL SAMPLE ANALYSIS
Sample Type : Soil
Sample Location : AT PROJECT SITE
Sample Quantity & Packaging Details : 1 Kg. in Ziplock Plastic Bag. (Approximately)

Sr. No.	Test Parameter	Test Method	Test Result	Unit
1	pH [1:2.5 Soil:Water]	IS 2720 (Part 22):1972	7.1	-
2	Electrical Conductivity [1:2 Soil:Water]	IS 14767:2000	389	µS/cm
3	Bulk Density	SOP No. UT/LQMS/SOP/S03	1179	kg/m ³
4	Moisture Content	IS 2720 (Part 02):1973	4.2	%
5	Organic Matter	IS 2720 (Part 22):1972	0.8	%
6	Organic Carbon	IS 2720 (Part 22):1972	0.5	%
7	Water Holding Capacity	SOP No. UT/LQMS/SOP/S12	53.9	%
8	Cation Exchange Capacity	SOP No. UT/LQMS/SOP/S18	25.7	meq/100g
9	Sodium Adsorption Ratio	SOP No. UT/LQMS/SOP/S26	1.2	(meq/kg) ^(0.5)
10	Sodium as Na	SOP No. UT/LQMS/SOP/S19	78	mg/kg
11	Magnesium as Mg	SOP No. UT/LQMS/SOP/S22	84	mg/kg
12	Chlorides as Cl	SOP No. UT/LQMS/SOP/S23	88	mg/kg
13	Sulphate as SO ₄	SOP No. UT/LQMS/SOP/S24	110	mg/kg
14	Boron as B (Available)	SOP No. UT/LQMS/SOP/S27	0.7	mg/kg
15	Phosphorous as P ₂ O ₅ (Available)	SOP No. UT/LQMS/SOP/S28	53	kg/ha [†]
16	Potassium as K ₂ O (Available)	SOP No. UT/LQMS/SOP/S29	225	kg/ha [†]
17	Nitrogen as N (Available)	SOP No. UT/LQMS/SOP/S30	179	kg/ha [†]
18	Iron as Fe	SOP No. UT/LQMS/SOP/S35&S37	70621	mg/kg
19	Zinc as Zn	SOP No. UT/LQMS/SOP/S35&S37	90	mg/kg

Remark/ Statement of Conformity: Nil

- Note:**
1. This test report refers only to the sample tested.
 2. This test report may not be reproduced in part, without the permission of this laboratory.
 3. Any correction invalidates this test report.
 4. Sample was collected using laboratory's SOP (UT/LQMS/SOP/S01A) based on Manual on Sampling, Analysis and Characterization of Hazardous Wastes, CPCB, New Delhi.
 5. Test results reported with unit/s † are obtained from scientific conversions/calculations applied to test results in mg/kg.

Analyzed By:
 Damini Chalke, Jayashree Acharya

Reviewed By:

 Tejaswini Ghugare
 (Deputy Quality Manager)

- END OF TEST REPORT -


Authorized By:

 Manasi Namjoshi
 (Technical Manager)
 Authorized Signatory