

Date: 11<sup>th</sup> Aug 2025

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

**Sub:** Submission of Environmental Clearance compliance for construction of “Jefro Kingstown” by M/s. Jefro Realty LLP, at S. No.31, Mouje Chovisawadi, Tal: Haveli, Pune.

**Ref:** EC Identification No. **EC22B038MH136952** granted date - **03.08.2022**

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 EC Identification No. **EC22B038MH136952** granted date - **03.08.2022**, along with the necessary enclosure and annexure for the period of December 2024 to May 2025

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

Thanking you,  
Yours Sincerely,

For M/s. Jefro Realty LLP

Authorized Signatory



To,  
**The Regional Officer**  
Maharashtra Pollution Control Board,  
Jog Center, 3rd floor,  
Mumbai Pune Road,  
Wakadewadi, Pune,  
Maharashtra 411003

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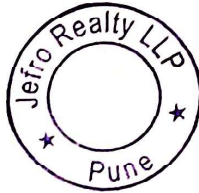
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Date: 11<sup>th</sup> Aug 2025

To,  
The Member Secretary SEIAA,  
Environment Department,  
Room No.217, 2<sup>nd</sup> floor,  
Mantralay, Annexe  
Mumbai 400032

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For M/s. Jefro Realty LLP

Authorized Signatory



# **Six Monthly Compliance Report**

**For Period**

**December 2024 To May 2025**

**Environmental Clearance**

**for**

**Building Construction Project**

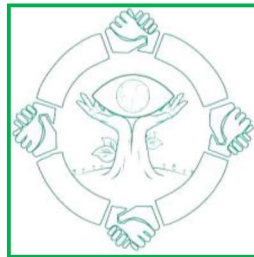
**“Jefro Kingstown”**

**at S. No.31, Mouje Chovisawadi, Tal: Haveli,  
Pune**

**by**

**M/s. Jefro Realty LLP**

**Prepared by**



**Nayansrushti Envirocare Private Limited**

**Sr. No. 32/1, Sharda Complex, Amebgaon Pune**

[www.nayansrushti.org](http://www.nayansrushti.org)

**Mail- [info@nayansrushti.org](mailto:info@nayansrushti.org)**



Sr No	Item Description	Page No
<b>1</b>	<b>PART A</b>	
	Current Status of Work .....	1
<b>2</b>	<b>PART B</b>	
	Point wise completion Status .....	2
<b>3</b>	<b>PART C</b>	
	<b>Enclosure I</b>	
	<b>Part I</b>	
	Data Sheet .....	10
	Part I .....	13
	Part II .....	14
	Part III .....	26
	<b>Enclosure II</b>	
	Copy of Environmental Clearance .....	27
	<b>Enclosure III</b>	
	Consent To Establish.....	35
<b>4</b>	<b>PART D</b>	
	<b>Annurex 1</b>	
	Sanitary and Hyginene Measures .....	40
	<b>Annurex 2</b>	
	Facilities provided to Labour Hutments .....	41
	<b>Annurex 3</b>	
	Air, Noise, Soil & Water Monitoring Reports .....	42
	<b>Annurex 4</b>	
	News Paper Advertisement .....	50
	<b>Annurex 5</b>	
	Landscape Layout .....	55
	<b>Annurex 6</b>	
	Local NGO Acknowledgement .....	56

# **PART A**

CURRENT STATUS OF WORK

## CURRENT STATUS OF WORK – JUNE 2025

### Current Status of the project: Jefro Kingstown

Sr. No.	No. of Buildings	Status	Status of the Environmental Management Facilities
1	Wing A- Bld. Configuration- B+G+2 Podium +13 Floor	13 <sup>th</sup> slab completed	Not Started
2	Wing B- Bld. Configuration- B+G+2 Podium +13 Floor	8 <sup>th</sup> slab completed	Not Started
3	Wing C- Bld. Configuration- B+ G + 13 Floor	Not Started	Not Started
4	Club House- G+ 1 Floor	Not Started	Not Started

# **PART B**

POINT WISE COMPLIANCE STATUS

**PART B:****2. Point wise compliance status to various stipulations laid down by the Ministry in its Environment clearance Identification no. EC22B038MH136952, dated 03<sup>rd</sup> August 2022, as follows:**

Sr. No	Condition	Status
<b>A</b>	<b>SEAC Conditions</b>	
1.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.	Noted & adhered
2.	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	The drinking water is not used for construction phase.
3	It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.	Yes, noted & adhered.
<b>B</b>	<b>SEIAA Conditions-</b>	
1.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement	Noted & adhered.
2.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources	We will provide at least 5 % of total energy from solar/other renewable sources.
3.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted & adhered.
4	SEIAA after deliberation decided to grant EC. for FSI 29,598.92 m2, Non FSI- 15,822.11 m2, Total BUA- 45,421.03 m2. (Plan approval No. BP/EC/Chovisawadi/01/2022, dated-25.03.2022)	Noted & adhered.
<b>I</b>	<b>General Condition</b>	
	<b>a) Construction Phase</b>	
(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.	Noted & adhered



(ii)	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Yes, Noted and we provided a sanitation facility for construction workers. Adequate safety measures will be taken.
(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.	Noted Consent to establish has been obtained. Used oil of DG sets is handed over to recyclers
(iv)	Adequate drinking water and sanitary facilities should be provided for Construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Drinking water is made available through Local authority for construction workers. Solid waste generated and disposed of through local authority garbage collection vehicle.
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	We will take care and make arrangements for the same
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	We have focused on using premixed concrete to reduce the use of water
(vii)	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted and adhered
(viii)	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.	We have taken a permission from CGWA for used of ground water.
(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.	Low Flow water efficient fixtures are used to reduce pressure on water
(x.)	The Energy Conservation Building code shall be strictly adhered to.	Noted. The energy conservation measures of the project are in confirmation of the ECBC-2006 and NBC 2005.

(xi.)	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	All top soiled excavated during construction activity was used landscaped developing within the project site.
(xii.)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Noted and adhered
(xiii)	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Complied. Analysis report is attached.
(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.	Noted and adhered
(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.	Good quality DG set are installed on construction site confirming Environment (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	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.
(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	The noise level as well as air pollution is monitored regularly from MoEF/NABL recognized laboratory. Air & noise monitoring reports are enclosed.

	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 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.	Noted and adhered. Locations of the DG sets were decided consultation with MPCB.
(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.	It is being followed.
<b>B)</b>	<b>Operation phase: -</b>	
1	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	For the solid waste management, the solid waste will be collected and segregated. The dry waste will be handover to authorized vendor and wet waste will be treated in the OWC. The compost will be used for Gardening.
2	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.	Noted and adhered
3	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/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 odor problem from STP. b) PP to give 100% treatment to sewage /Liquid waste and explore the possibility to	Noted and adhered

	recycle at least 50% of water, Local authority should ensure this.	
4	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.	Allotment/occupation will be given after installation of environment infrastructure & certification from appropriate authority.
5	The Occupation certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water and connectivity of the sewer line to the project site and proper disposal of treated water as per environment norms.	We shall give proper facilities to the project site.
6	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	There is no traffic congestion near the entry and exit points from the roads. Parking is fully internalized and no public space is being utilized.
7	PP to provide adequate electric charging points for electric vehicles (EVs)	Noted and adhered.
8	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	We will follow the CPCB norms for Green Belt Development.
9	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	We provide separate Environment Management cell for implementation of the stipulated environmental safeguards.
10	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds are allocated for implementation of EMP during construction phase and Operation phase. Find attached EMP report in annexure.
11	The project management shall advertise at least in two	We were compiled the

	local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://parivesh.nic.in">http://parivesh.nic.in</a>	advertise in local newspaper and attached in annexure.
12	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.	Complied.
13	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Complied. EC compliance report enclosed herewith.
<b>C)</b>	<b>General EC Conditions</b>	
(i)	PP has to abide by the conditions stipulated by SEAC & SEIAA	We observe strict compliance of 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.	Noted. We have obtained consent to Establish vide no. Format1.0/JD (WPC)/UAN No.0000143694/CE/22120003 24 Dated on 06.11.2022
(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	We have obtained environment clearance & copy is attached herewith.



	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	Complied. EC compliance report enclosed herewith.
(v)	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.	Noted and will be complied.
(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.	Noted and adhered
(Vii)	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted and adhered

## PART C

ENCLOSURE NO.	ENCLOSURES
Enclosure 1	Data Sheet in Format with Part-I, Part-II & Part-III
Enclosure 2	Environmental Clearance Copy
Enclosure 3	A copy of Consent to Establish

Ministry of Environment & Forest  
Western Region, Regional Office, Nagpur.

PART – I

DATA SHEET

Date: 20/05/2023

1.	<b>Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)</b>	:	"Proposed Construction Building"
2.	<b>Name of the project</b>	:	"Jefro Kingstown"
3.	<b>Clearance letter ( s ) / OM No. and Date</b>	:	Environmental clearance has been obtained from the MoEF as vide their ref. Environment clearance Identification no. EC22B038MH136952, dated 03rd August 2022.
4.	<b>Location</b>	:	
	<b>a. District ( S )</b>	:	Pune
	<b>b. State ( s )</b>	:	Maharashtra
	<b>c. Latitude/ Longitude</b>	:	18° 39' 41.96" N 73° 52' 45.12" E
5.	<b>Address for correspondence</b>	:	
	<b>a. Address of Concerned Project Chief Engineer ( with pin code &amp; Telephone / telex / fax numbers</b>	:	M/s. Jefro Realty LLP, FL A 102, Runwal Regency, 9 Cannonght road, Pune- 411001
	<b>b.</b>	:	
6.	<b>Salient features</b>	:	
	<b>a. of the project</b>	:	PART –I
	<b>b. of the environmental management plans</b>	:	PART –II
7.	<b>Breakup of the project area</b>	:	
	<b>a. submergence area forest &amp; non-forest</b>	:	Not applicable
	<b>b. Others</b>	:	PART –I
8.	<b>Break up of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units &amp; agricultural Land &amp; landless labourers/artisan</b>	:	Not Applicable.
	<b>a. SC, ST/Adivasis</b>	:	<b>Not Applicable</b>

	<b>b.</b>	<b>Others</b> (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	<b>Not Applicable</b>
<b>9.</b>	<b>Financial details</b>		:	
	<b>a.</b>	<b>Project cost as originally planned and subsequent revised estimates and the year of price reference :</b>		
	<b>1.</b>	<b>Total Cost of the Project</b>	:	<b>Rs. 49 Crores only</b>
	<b>b.</b>	<b>Allocation made for environmental management plans with item wise and year wise Break-up.</b>	:	<b>PART –III</b>
	<b>c.</b>	<b>Benefit cost ratio / Internal rate of Return and the year of assessment</b>	:	<b>--</b>
	<b>d.</b>	<b>Whether (c ) includes the cost of environmental management as shown in the above.</b>	:	<b>Yes</b>
	<b>e.</b>	<b>Actual expenditure incurred on the project so far</b>	:	<b>PART III</b>
	<b>f.</b>	<b>Actual expenditure incurred on the environmental management plans so far</b>	:	<b>PART III</b>
<b>10.</b>	<b>Forest land requirement</b>		:	<b>Not Applicable</b>
	<b>a.</b>	<b>The status of approval for diversion of forest land for non-forestry use</b>	:	<b>Not Applicable</b>
	<b>b.</b>	<b>The status of clearing felling</b>	:	<b>Not Applicable</b>
	<b>c.</b>	<b>The status of compensatory afforestation, it any</b>	:	<b>Not Applicable</b>
	<b>d.</b>	<b>Comments on the viability &amp; sustainability of compensatory afforestation program in the light of actual field experience so far</b>	:	<b>Not Applicable</b>
<b>11.</b>	<b>The status of clear felling in Non-forest areas (such as submergence area of reservoir,</b>		:	<b>Not Applicable</b>
<b>12.</b>	<b>Status of construction</b>		:	<b>Part A</b>

	a.	Date of commencement ( Actual and/or planned )	:	December 2022
	b.	Date of completion ( Actual and/or planned )	:	20/12/2028
13.	Reasons for the delay if the Project is yet to start		:	Construction work is in progress
14	Dates of site visits		:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	NA
	b.	Date of site visit for this monitoring report	:	--
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits )		:	Not Applicable



# **ENCLOSURE NO. I**

Data Sheet in format with Part – I, Part – II  
& Part - III

**PART I****PROJECT DETAILS**

<b>Name &amp; Location</b>	:	"Jefro Kingstown" S.no.31, Mouje Chovisawadi, Taluka- Haveli, Pune
<b>Total no. Of workers to be employed during the construction phase.</b>	:	Peak : 120 Nos. Average : 80 Nos.
<b>Total Project cost</b>	:	Rs. 49 Cr only.
<b>Project infrastructure</b>	:	M/s. Jefro Realty LLP, FL A 102, Runwal Regency, 9 Cannonght road, Pune- 411001
	:	Total Plot Area: 10,258 Sq. m. Net Plot Area- 9018.00 Sq. m. Total Built up area- 45,421.03 sq.m
<b>Water Requirement and Sources</b>	:	<b>During Construction Phase -</b> From Tankers /Municipal Council water : 10 m <sup>3</sup> /day (depending upon the activity) <b>During Operational Phase -</b> From Municipal Council water: 220.23m <sup>3</sup> / day Recycled water-110.57 m <sup>3</sup> / day
<b>Sewage generated</b>	:	Building : 297.72 KLD
<b>Power</b>	:	<b>During Construction Phase -</b> 1. From MSEDCL: 75 KW <b>Operational Phase -</b> From MSEDCL connected load Residential &Commercial: 1785 KW 2.D.G Set of Capacity (In case of power failure for critical load only)
<b>Gaseous emissions</b>	:	Pollutants like SPM, SO <sub>2</sub> may arise from emissions from DG Sets will be connected to an appropriately designed vent.
<b>Solid waste from : Operation Phase</b> 1. Dry 2. Wet 3.STP Sludge	:	<b>Residential &amp;Commercial</b> 495 kg /day. 735 kg/day 25 kg/day

## **PART II**

### **ENVIRONMENT MANGEMENTPLAN**

M/s. Jefro Realty LLP proposes to establish residential Building. Proposal project of Residential Building "Jefro Kingstown" is coming up in at S.no. 31, Village- Choviswadi, Taluka- Haveli Pune.

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

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

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

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

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

#### **1. Water Management:**

##### **Sewage Treatment**

Objective of Sewage treatment should be

- To treat sewage so that it can be re-used for toilet flushing/gardening.
- Balance water should be let out to Municipal sewer drain line.
- In order to treat the sewage effectively, MBBR Types sewage treatment is recommended:
- Treated sewage should be a reused the maximum extent for toilet flushing.

- The excess treated water should be let out to the nearest corporation sewer line along with road.

#### Description of treatment facility

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

#### Features of the design:

##### Capacity of the plants: 300 KLD

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

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

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

#### Residuals:

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

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

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

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

### **Environmental Impacts and Life Cycle Assessment**

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

### **B) Rain water harvesting:**

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

Such rainwater harvesting system should have two-fold objective:

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

Run off calculation:

Level of Ground Water Table	Post Monsoon- 8-10M Pre-Monsoon- 10-12 M
<b>Percolation Pits not provided – 06 no. of pits</b>	
<b>Budgetary allocation (Capital cost and O&amp;M cost)</b>	
Capital cost	Rs        12.0 Lakhs
O&M cost	Rs        0.60 Lakhs



## **AIR POLLUTION CONTROLE**

### **DURING CONSTRUCTION PHASE:**

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

The site being influence by winds would result in quick dispersal of the pollutants and thereby the impacts due to NO<sub>x</sub> and SO<sub>2</sub> emissions during the construction will be negligible. Therefore, considering all the air pollutants, it is not expected that air emission due to construction will exceed air quality standards (NAAQS)

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

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

### **AFTER COMPLETION**

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

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

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

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

## **NOISE POLLUTION CONTROL**

### **Construction Phase:**

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

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

### **Operation phase:**

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

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

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

## **SOLID WASTE MANAGEMENT**

**CONSTRUCTION PHASES:**

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

**OPERATION PHASE:**

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

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

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

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

**Solid Waste Management****During Operation Phase**

Quantity of wet waste - 495 kg/day.

Quantity of Dry waste - 735 kg/day.

Biodegradable and non biodegradable waste will be segregated. Dry waste will be sent for recycling and wet waste will be treated by 'In Vessel Process' for composting.

**1. GREEN BELT DEVELOPMENT**

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

**ENERGY CONSERVATION**

Energy conservation measures are often the easiest, quickest and cheapest way to reduce costs and be environmentally pro-active Energy conservation program will be implemented through measures taken both on energy demand and supply. Energy

conservation is focused during the complex planning and operation stages. The conservation efforts would consist of the following:

#### **Measures to reduce energy consumption-**

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

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

#### **ARCHITECTURAL DESIGNS**

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

#### **Thermal Characteristics of the building envelop:**

a) Terraces will be treated with a layer of brick bat coba for reduction in heat gain through roof.

b) Overhang projections & horizontal band of 0.3m will be provided around the windows which will be reducing solar heat gain assures maximum natural light and ventilation in the buildings.

c) External shading is prominently use in the complex intercepts solar heat before it reaches the glass /wall.

d) External walls are 150mm with 10mm plaster on both the sides (cavity wall), double height terraces are provided to reduce direct exposure to sun. Tinted colored with light slightly tinted colors to reduce solar heat gain & will reflect heat.

e) Friendly acrylic paint.

## **7. ENVIROMENTAL AND SAFETY CARE**

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

Fire and general safety Measures

The system is having

a) Fire Hydrant System

b) Fire alarm System Manual

c) Portable Fire Extinguishers

a) Fire Hydrate System consist of following

- Wet Riser mm dia Class C from terrace to UG tank.100 mm dia G I Pipe Class C from water tank to booster pump & pump to terrace
- 5 HP Pump at terrace as booster as booster pump.
- Fire Hydrant Value, Fire House Pipe 63mm dia, Short Branch Pipe , House Reel drum – one each Landing.
- Fire Inlet at parking and road side.
- Court Yard Hydrants on each 30Meter on periphery of building.
- One Pump on UG tank to give discharge of 2280 LPM @ meter head

b) Fire Alarm System

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

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

During Construction Phase:

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

During Operation Phase:

- Under Ground Storage Tank – Tank 332 CMD
- Fire Water Tank Overhead- 20 KLD. For each wing.

## **SEISMIC ENVIRONMENT AND PRECAUTIONS**

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

## **WATER LOGGING-**

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

### **10. FUNCTIONS OF ENVIRONMENTAL MANAGEMENT CELL**

#### **10.1 Formation of Environmental Management Cell:**

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

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

EMC will perform following functions

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

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

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

Emergency planning.

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

## **FORMATION OF TASK FORCE**

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

Monitoring activities within core & buffer zone.

Monitoring of efficiency of pollution control schemes.

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

Inspection and regular cleaning of draining system.

Green- belt development.

Water and energy conservation.

### **Good housekeeping.**

Apprising EMC on regular basis.

## **MONITORING PROGRAM**

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

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

**PART –III****ALLOCATION MADE FOR ENVIRON-MENTAL MANAGEMENT PLANS****DURING OPERATIONAL PHASE:****CAPITAL INVESTMENT FOR ECOFRIENDLY FEATURES**

<b>Sr. No</b>	<b>Project</b>	<b>Capital Cost  (Rs. Lakhs)</b>	<b>O &amp; M Cost/Year  (Rs. Lakhs)</b>
1	STP Cost	69.58	11.94
2	Rain water harvesting	12.00	0.60
3	OWC	18.50	5.08
4	Landscaping	22.35	6.04
5.	Environment Monitoring	-	1.60
6.	Energy	59.55	1.88
<b>Total amount</b>		<b>181.98</b>	<b>27.14</b>



# **ENCLOSURE NO. II**

A COPY OF ENVIRONMENTAL CLEARANCE



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

To,

The PARTNER  
JEFRO REALTY LLP  
PLOT NO. 31, FATHER MICHAEL HOUSING SOCIETY,  
VISHRANTWADI, PUNE -411015

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/MIS/267464/2022 dated 12 Apr 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC22B038MH136952                        |
| 2. File No.                                   | SIA/MH/MIS/267464/2022                  |
| 3. Project Type                               | New                                     |
| 4. Category                                   | B2                                      |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project                            | JEFRO KINGSTOWN                         |
| 7. Name of Company/Organization               | JEFRO REALTY LLP                        |
| 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: 03/08/2022

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

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

*This is a computer generated cover page.*

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA /MH/MIS/267464/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.JEFRO REALTY LLP,  
S.No 31 , Mouje Chovisawadi,  
Haveli, Pune.

Subject : Environment Clearance for proposed construction project JEFRO KINGSTOWN at S.No 31 , Mouje Chovisawadi , Haveli, Pune by M/s.JEFRO REALTY LLP

Reference : Application no. SIA /MH/MIS/267464/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 145<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/267464/2022	
2.	Name of Project	JEFRO KINGSTOWN	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Jefro Realty LLP
		Regd. Office address	Fl A 102, Runwal Regency, 9 Cannonght Road, Pune, Maharashtra 411001
		Contact number	9422004161
		e-mail	jefrinrmathew@gmail.com
6.	Consultant	Goldfinch Engineering System Private Limited Plot No. A-288, Road No. 16 Z, Opp. Agriculture Office Bus-stop, Thane Industrial Area, MIDC (Wagle Estate), Thane (W) – 400604, Maharashtra, India. PH: 91-22-25801529/21/46 Accreditation No : NABET/EIA/1922/RA0145	
7.	Applied for	New Project	
8.	Details of previous EC	No	
9.	Location of the project	S.No 31 , Mouje Chovisawadi , Haveli , Pune , Maharashtra , Pin - 412307	
10.	Latitude and Longitude	Latitude-18°39'41.96"N, Longitude- 73°52'45.12"E	
11.	Total Plot Area (m2)	10258.00Sq.m	
12.	Deductions (m2)	1240.00Sq.m	

13	Net Plot area (m2)	9018.00Sq.m					
14	Proposed FSI area (m2)	29598.92 sq. m					
15	Proposed Non-FSI area (m2)	15822.11 sq. m					
16	Proposed TBUA (m2)	45421.03 sq. m					
17	TBUA (m2) approved by Planning Authority till date	Approved FSI area (sq. m.):.....sq. m Approved Non FSI area (sq. m.):.....sq. m Sanction B.P. no: Date of Approval:					
18	Ground coverage (m2) & %	.....sq. m & ..... %					
19	Total Project Cost (Rs.)	49.00 Cr					
20	CER as per MoEF& CCcirculardated01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		According to OM vide No. F.No.22-65/2017-IA dated 20.12.2020 CER Activity mentioned in the Environment Management Plan					
21	Details of Building Configuration :					Reason for Modification / Change	
	Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	NA	NA	NA	Wing A	B+G+2Po+13 Floor		44.35
				Wing B	B+G+2Po+13 Floor		44.35
				Wing C	B+G+13 Floor		40.70
				Club House	G + 1		
22	Total number of tenements			Resi. -452 Nos. + 34 Nos MAHADA Total- 486 Nos Population-2430 Nos Comm. Carpet Area- 181.5 Sq.m Comm. Population- 61Nos.			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	220.23	Fresh Water	220.23		
		Recycled	5.05	Recycled	0.0		
		Swimming Pool	00	Swimming Pool	00		
		Flushing	110.57	Flushing	110.57		
		Total	335.85	Total	330.80		
		Waste water generation	297.72	Waste water generation	297.72		
24	Water Storage Capacity for Firefighting /UGT	Firefighting - Underground water tank (CMD):225.00 CMD Firefighting - Overhead water tank (CMD): 20.00 for Each Building					
25	Source of water	PCMC					

26	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post Monsoon: 8-10 M Pre-Monsoon: 10-12 M,	
		Size and no of RWH tank(s) and Quantity:	1.5 X 2.0 X 3.0 m	
		Quantity and size of recharge pits:	Roof top- 03 & Surface - 03 06 Nos.	
		Details of UGT tanks if any:	Domestic Capacity- 332 CMD Flushing UG Tank Capacity= 167 CMD Fire Fighting Capacity= 225 CMD	
27	Sewage and Wastewater	Sewage generation in CMD:	297.72KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	300 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	NA	NA
		Wet waste:	NA	NA
		Construction waste	Excavation: ... cum	Top Soil: Filling in Landscape. Murum & hard rock filling in Plinth & road leveling
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	495	Dry waste will be sent for recycling to agency SWACH/ Authorized Vendor
		Wet waste:	735	Wet waste will be converting to compost by using OWC
		Hazardous waste:	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-Waste	6.91kg/d	Handed over to authorized vendor
		STP Sludge (dry)	25 kg/day	STP sludge sent to SWM site for converting in to compost
30	Green Belt Development	Total RG area (m2):	934.2 Sq.m	
		Existing trees on plot:	0	
		Number of trees to be required:	112 Nos.	
		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):		1785.00KW	
		During Operation phase (Demand load):		1011KW	
		Transformer:		2 X 630 KVA	
		DG set:		250 KVA-01 Nos	
		Fuel used:		HSD	
32	Details of Energy saving	1. Total Energy saving is 21.82% (650321 KWH/YR)			
33	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	NA	NA	
		O&M	Water, Site Sanitation, Health Check Up & Safety, Environmental Monitoring	2.1 Lac	
34	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Storm Water	Storm water	..... Lacs	..... Lacs/yr
		Sewage treatment (STP)	MBBR	69.58 Lacs	11.94 Lacs/year
		Water treatment	NA	NA	NA
		RWH	Rainwater Harvesting	12.0 Lacs	0.60 Lacs/year
		Swimming Pool	Swimming Pool	NA	NA
		Solid Waste	Municipal Solid waste	18.50 lakhs	5.08 lakhs/yr.
		Hazardous waste	NA	NA	NA
		E-waste	NA	NA	NA
		Green belt development	Landscaping	22.35Lakhs	6.04Lakhs/yr
		Energy saving	Energy Savings	59.55Lakhs	1.88 Lakhs/yr.
		Environmental Monitoring	Air, water, Noise, Soil	-	1.2 lakhs/yr.
		Disaster Management	Lightning arrestor	2.8 Lakhs	-
35	Traffic Management	Type	Required as per UDCPR	Actual Provided	Area per parking (m2)

		4-Wheeler	483	483	12.5Sq.m
		2-Wheeler	1331	1331	2.00 Sq.m
36	Details of Court cases / litigations w.r.t. the project and project location If any.	NO			

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 246<sup>th</sup> (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
2. 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.
3. It is noted that, the project will have the potable water through tankers; PP to add this information in his all documents like RERA, Advertisement of the project, agreement etc. Also PP to submit the water tanker agreement. Local body to ensure that, No Occupation Certificate should be issued unless project have sustainable water supply.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for -FSI- 29598.92 m<sup>2</sup>, Non-FSI- 15822.11 m<sup>2</sup>, Total BUA- 45421.03 m<sup>2</sup>. (Plan approval No. BP/EC/Choviswadi/01/2022, dated-25.03.2022).

**General Conditions:**

**a) Construction Phase :-**

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

Control Board.

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



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

**B) Operation phase:-**

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

Website at parivesh.nic.in

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**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.

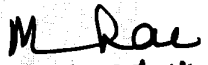
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar Mhaikar  
(Member Secretary, SEIAA) 30/3/2022

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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by Manisha  
Patankar Mhaikar  
Member Secretary  
Date: 8/3/2022 11:45:39 AM

# **ENCLOSURE NO. III**

CONSENT TO ESTABLISH

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24044532/4024068/4023516  
Website: <http://mpcb.gov.in>  
Email: [jdwater@mpcb.gov.in](mailto:jdwater@mpcb.gov.in)



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

Infrastructure/RED/S.S.I

No:- Format1.0/JD (WPC)/UAN No.0000143694/CE/2212000324

Date: 06/12/2022

To,  
M/s. Jefro Realty LLP,  
S. No 31, S.No 31, Mouje Chovisawadi,  
Tal Haveli, Dist Pune



Your Service is Our Duty

## Sub: Consent to Establish for Residential & Commercial construction project under Red Category

Ref: Application Submitted by SRO Pimpri Chinchwad

Your application NO. MPCB-CONSENT-0000143694

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. The Consent to establish is granted for period up to Commissioning of the project or 5 Yrs whichever is earlier
2. The capital investment of the project is Rs.49 Cr. (As per undertaking submitted by pp).
3. The Consent to Establish is valid for residential and commercial Construction project named as M/s. Jefro Realty LLP, S. No 31, S.No 31, Mouje Chovisawadi, Tal Haveli, Dist Pune on Total Plot Area of 10258.00 SqMtrs for proposed total construction BUA of 45421.03 SqMtrs as per EC granted dated 03.08.2022 including utilities and services

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 03.08.2022	10258.00	45421.03

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	297.72	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-250 kVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry waste	495 Kg/Day	Segregation	To Local Body
2	Wet waste	735 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
3	STP Sludge	29 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	Reprocessing	To Authorized Reprocesser

8. This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
10. The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
11. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
12. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
13. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
14. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
15. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/ 267464/ 2022 dtd. 03.08.2022 for Construction project total Plot area 10258.00 Sq.Mtr, & total construction BUA 45421.03 Sq.Mtr.

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.



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Signed by: **Dr. Y.B.Sontakke**  
Joint Director (WPC)  
For and on behalf of,  
**Maharashtra Pollution Control Board**  
jdwater@mpcb.gov.in  
2022-12-06 13:24:51 IST

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	75000.00	TXN2207001844	17/07/2022	Online Payment

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pimpri Chinchwad  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



### **SCHEDULE-I**

#### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 300 CMD with MBBR technology for the treatment of 297.72 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	335.85
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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



## SCHEDULE-II

### Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
01	DG Set-250 kVA	Acoustic Enclosure	3.50	HSD 30 Ltr/Hr	1	SO <sub>2</sub>	14.4 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - b) The toilet shall be provided with exhaust system connected to chimney through ducting.
  - c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent conditions and EC conditions	upto Commissioning of the Project	upto Commissioning of the Project

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.

# Existing BG obtained for above purpose if any may be extended for period of validity as above.

#### BG Forfeiture History

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

#### BG Return details

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



#### **SCHEDULE-IV**

##### **Conditions during construction phase**

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

##### **General Conditions:**

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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This certificate is digitally & electronically signed.

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## PART D

ANNEXURE NO.	ANNEXURE
Annexure -1	Sanitary & Hygienic Measures
Annexure -2	Facilities Provision to Construction Workers
Annexure -3	Ambient Air & Water Analysis reports & Noise Monitoring Reports
Annexure -4	News Paper Advertisement
Annexure -5	Landscape Layout
Annexure- 6	Local NGO Acknowledgement

## **ANNEXURE 1**

### **Sanitary and Hygiene Measures**

- Toilets are provided to construction workers.
- Separate storage tanks for storage of domestic and Drinking water have been provided.
- Solid waste is being disposed daily to municipal collection system.
- Separate arrangements for workers for having lunch. The provided separate area is maintained in hygiene point of view.
- Workers health will be regularly monitored and even Health insurance is provided.
- All construction activity will be followed strictly with guideline of safety measures to assure worker's health and safety.

## **ANNEXURE-2**

### **FACILITIES PROVIDED TO LABOUR HUTMENTS**

**Project Name & Address:** "Jefro Kingstown" at Choviswadi Village, Haveli, Pune

**Total Labour hutments:** 10 nos.

#### **Facilities provided:**

1. We have provided 10 toilets for Labour Hutments.
2. Drinking Water facility has also been provided.
3. Water Tank for domestic purpose is provided. In addition, Water Tanker also comes daily for supplying water.
4. Electric bulbs and electricity has been provided.
5. Labour Hutments are isolated from construction activity area for safety purpose.
6. Pressure cooker has been provided for cooking purpose.

# **ANNEXURE NO. 3**

AIR, NOISE, SOIL & WATER MONITORING REPORTS





# CONSTROTRAIT

## MATERIAL TESTING AND SERVICES LLP

ISO/IEC 17025:2017 Accredited Testing Laboratory by National Accreditation Board for Testing and Calibration Laboratories (NABL)

### TEST CERTIFICATE

Name Of Company & Address :			
M/s. Jefro Kingstown S.no.31 Mouje Choviswadi, Taluka-Haveli, Pune- 412307			
UID- MAY-184	Report No. : CMTS/ENV/AA-1786	Issue Date : 11.05.2025	Page : 1 To 1
Sample Name : Ambient Air.		Collected By : Nayansrushti Envirocare Group.	
Sampling Location : Near Main Gate		Discipline: : Chemical	Group : Atomospheric Pollution
Date Of Samapling : 03.05.2025		Date Of Analysis : 04.05.2025 to 10.05.2025	

Sr No	Parameters	Results	Units	Specifications (NAAQ Standards)	Method
1	Ambient Temperature	35.5	°C	-	Thermohygrometer
2	Relative Humidity	58.0	%	....	
3	Pariculate Matter (PM <sub>10</sub> )	65.2	µg/m <sup>3</sup>	< 100	IS 5182 (P-23) 2006:2022
4	Pariculate Matter (PM <sub>2.5</sub> )	36.1	µg/m <sup>3</sup>	< 60	IS 5182 (P-24 ) 2019:2024
5	Sulphur Dioxide (SO <sub>2</sub> )	7.5	µg/m <sup>3</sup>	< 80	IS 5182 (P-2) 2001:2022
6	Nitrogen Dioxide (NO <sub>2</sub> )	14.8	µg/m <sup>3</sup>	< 80	IS 5182 (P-6) 2006:2022
7	Ozone	15.1	µg/m <sup>3</sup>	< 180	IS 5182 (P-9) 1974:2019
8	Ammonia	10.4	µg/m <sup>3</sup>	< 400	IS 5182 (P-25)2018

Remark - All Above Results Are Within National Ambient Air Quality Standards

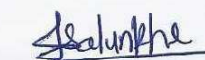
#### Notes :

1. The results given above are related to the tested sample, as received & mentioned parameters. The customer asked for the above tests only.
2. Responsibility of the Laboratory is limited to the invoiced amount only.
3. This test report will not be generated again, either wholly or in part, without prior written permission of the laboratory.
4. This test report will not be used for any publicity/legal purpose.
5. The test samples will be disposed off after two weeks from the date of issue of test report, unless until specified by the customer.

  
Checked By  
(Sanket Pawar)

End Of Report



  
Authorised Signatory  
(Mrs. Josna Salunkhe)

**"A good laboratory is the foundation for quality construction."**

📍 S.No.57/2B/3, Near Virat Nagar Bus Stop, Songirwadi, Wai-412803

✉️ constrotrait@gmail.com 🌐 www.constrotrait.com

☎️ +91 8983277895 | +91 9011062085 | +91 9422605250



# CONSTROTRAIT

## MATERIAL TESTING AND SERVICES LLP

ISO/IEC 17025:2017 Accredited Testing Laboratory by National Accreditation Board for Testing and Calibration Laboratories (NABL)

### TEST CERTIFICATE

Name Of Company & Address : M/s. Jefro Kingstown S.no.31 Mouje Choviswadi, Taluka-Haveli, Pune- 412307			
UID- MAY-185	Report No. :CMTS/ENV/AA-1787	Issue Date : 11.05.2025	Page : 1 To 1
Sample Name : Ambient Air.		Collected By : Nayansrushti Envirocare Group.	
Sampling Location : Near Project Site		Discipline : Chemical	Group : Atomospheric Pollution
Date Of Samapling : 03.05.2025		Date Of Analysis : 04.05.2025 to 10.05.2025	

Sr No	Parameters	Results	Units	Specifications (NAAQ Standards)	Method
1	Ambient Temperature	35.0	°C	-	Thermohygrometer
2	Relative Humidity	56.0	%	....	
3	Pariculate Matter (PM <sub>10</sub> )	68.7	µg/m <sup>3</sup>	< 100	IS 5182 (P-23) 2006:2022
4	Pariculate Matter (PM <sub>2.5</sub> )	39.1	µg/m <sup>3</sup>	< 60	IS 5182 (P-24 ) 2019:2024
5	Sulphur Dioxide (SO <sub>2</sub> )	7.8	µg/m <sup>3</sup>	< 80	IS 5182 (P-2) 2001:2022
6	Nitrogen Dioxide (NO <sub>2</sub> )	16.4	µg/m <sup>3</sup>	< 80	IS 5182 (P-6) 2006:2022
7	Ozone	14.6	µg/m <sup>3</sup>	< 180	IS 5182 (P-9) 1974:2019
8	Ammonia	10.8	µg/m <sup>3</sup>	< 400	IS 5182 (P-25)2018

Remark - All Above Results Are Within National Ambient Air Quality Standards

#### Notes :

1. The results given above are related to the tested sample, as received & mentioned parameters. The customer asked for the above tests only.
2. Responsibility of the Laboratory is limited to the invoiced amount only.
3. This test report will not be generated again, either wholly or in part, without prior written permission of the laboratory.
4. This test report will not be used for any publicity/legal purpose.
5. The test samples will be disposed off after two weeks from the date of issue of test report, unless until specified by the customer


  
Checked By  
(Sanket Pawar)



End Of Report



  
Authorised Signatory \*  
(Mrs. Josna Salunkhe)

**"A good laboratory is the foundation for quality construction."**

 S.No.57/2B/3, Near Virat Nagar Bus Stop, Songirwadi, Wai-412803

 constrotrait@gmail.com  www.constrotrait.com

 +91 8983277895 | +91 9011062085 | +91 9422605250





# CONSTROTRAIT

## MATERIAL TESTING AND SERVICES LLP

ISO/IEC 17025:2017 Accredited Testing Laboratory by National Accreditation Board for Testing and Calibration Laboratories (NABL)

### TEST CERTIFICATE

Name Of Company & Address: M/s. Jefro Kingstown S.no.31 Mouje Choviswadi, Taluka-Haveli, Pune- 412307			
UID- MAY-186	Report No.CMTS/ENV/AN-1788	Issue Date : 11.05.2025	Page : 1 To 1
Sample Name : Ambient Noise		Collected By : Nayansrushti Envirocare Group	
Sampling Location : As Below		Discipline: : Chemical	Group : Atomospheric Pollution
Date Of Samapling : 03.05.2025		Date Of Analysis : 04.05.2025	

### Results

SR. NO.	LOCATIONS	RESULT		UNIT	LIMITS AS PER MPCB CONSENT		Test Method
		Day	Night		Day	Night	
1	Near Main Gate	65.8	60.2	dB (A)	≤75	≤70	IS 9989-2020
2	Near Project Site	72.5	64.2	dB (A)			

Remark - Results are well within limits prescribed by MPCB Consent.

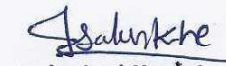
### Notes

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- This test report will not be used for any publicity/legal purpose.
- The test samples will be disposed off after two weeks from the date of issue of test report, unless until specified by the customer

End Of Report

  
Checked By  
(Sanket Pawar)



  
Authorised Signatory  
(Mrs. Josna Salunkhe)

"A good laboratory is the foundation for quality construction."

📍 S.No.57/2B/3, Near Virat Nagar Bus Stop, Songirwadi, Wai-412803

✉ constrotrait@gmail.com 🌐 www.constrotrait.com

☎ +91 8983277895 | +91 9011062085 | +91 9422605250



# CONSTROTRAIT

## MATERIAL TESTING AND SERVICES LLP

ISO/IEC 17025:2017 Accredited Testing Laboratory by National Accreditation Board for Testing and Calibration Laboratories (NABL)

### TEST CERTIFICATE

Name Of Company & Address:			
M/s. Jefro Kingstown			
S.no.31 Mouje Choviswadi, Taluka-Haveli, Pune- 412307			
UID- MAY-187	Report No.CMTS/ENV/AN-1789	Issue Date : 11.05.2025	Page : 1 To 1
Sample Name : Drinking Water		Collected By : Nayansrushti Envirocare Group.	
Sampling Quantity: 1Ltr Plastic Can+100ml Sterile Glass Bottle		Discipline : Chemical Group : Water	
Sample Location : Water Dispenser		Date Of Samapling : 03.05.2025	
Sample Condition : Properly Packed & Labelled		Date Of Analysis : 04.05.2025 to 10.05.2025	

### Results

Sr No	Parameters	Results	Units	Standards Limits	Test Method
1	Colour	<5	Hazen	< 5.0	IS 3025:(P-4)
2	Odour	Agreeable	-	Agreeable	IS 3025 (P- 6)
3	Turbidity	<0.1	NTU	< 1.0	IS 3025:(P-10)
4	Conductivity	212	µmhos/cm	-	IS 3025:(P-14)
5	pH	7.0	-	6.5 - 8.5	IS 3025:(P-11)
6	Total Dissolved Solids	89	mg/l	< 500	IS 3025:(P-16)
7	Total Alkalinity (as CaCO <sub>3</sub> )	65	mg/l	< 200	APHA 24th Edn.2320 B
8	Total Hardness (as CaCO <sub>3</sub> )	63	mg/l	< 200	IS 3025:(P-21)
9	Calcium (as Ca)	6.1	mg/l	< 75	APHA 24th Edn. 3500-Ca B
10	Magnesium (as Mg)	2.5	mg/l	< 30	APHA 24th Edn.3500-Mg B
11	Iron (as Fe)	<0.02	mg/l	< 0.3	APHA 24th Edn.3500 Fe, B
12	Chlorides (as Cl)	10.4	mg/l	< 250	IS 3025:(P-32)
13	Total Coliform	Absent	/100ml	<2 MPN	IS 15185-2021
14	E Coli	Absent	/100ml	Absent	IS 15185-2021

Remark - Based on above paramerters water sample is Potable.

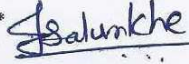
### Notes

- 1.The results given above are related to the tested sample,as received & mentioned parameters.The customer asked for the above test only.
2. Responsibility of the Laboratory is limited to the invoiced amount only.
3. This test report will not be generated again, either wholly or in part, without prior written permission of the laboratory.
4. This test report will not be used for any publicity/legal purpose.
5. The test samples will be disposed off after two weeks from the date of issue of test report, unless until specified by the customer.

  
Checked By  
(Mr.Sanket Pawar)

\*\*\*\*\*End Of Report\*\*\*\*\*



  
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### TEST CERTIFICATE

Name Of Company & Address:	
M/s. Jefro Kingstown S.no.31 Mouje Choviswadi, Taluka-Haveli, Pune- 412307	
UID- MAY-188 Report No. - CMTS/ENV/SO-1790	Issue Date : 11.05.2025 Page : 1 To 1
Sample Name : Soil	Collected By : Nayansrushti Envirocare Group.
Sampling Quantity : 2 Kg	Date Of Sampling : 03.05.2025
Sampling Location : Garden	Date Of Analysis : 04.05.2025 to 10.05.2025
Sample Condition : Properly Packed & Labelled	

### Results

Sr No	Parameters	Results	Units	Standards Limits	Test Method
1	Colour	Reddish		Not Specified	Soil Manual agriculture Gov.of India 2011
2	Moisture Content	2.0	%		
3	Electrical Conductivity	236	mmhos/cm		
4	pH	5.2			
5	Nitrogen as N	110	Kg/ha		
6	Phosphorus as P	2.5	Kg/ha		
7	Potassium as K	332	Kg/ha		
8	Bulk Density	0.9	g/cm3		
9	Water Holding Capacity	7.5	%		

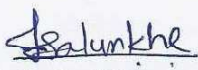
Remark - Not Applicable

### Notes

1. The results given above are related to the tested sample, as received & mentioned parameters. The customer asked for the above tests only.
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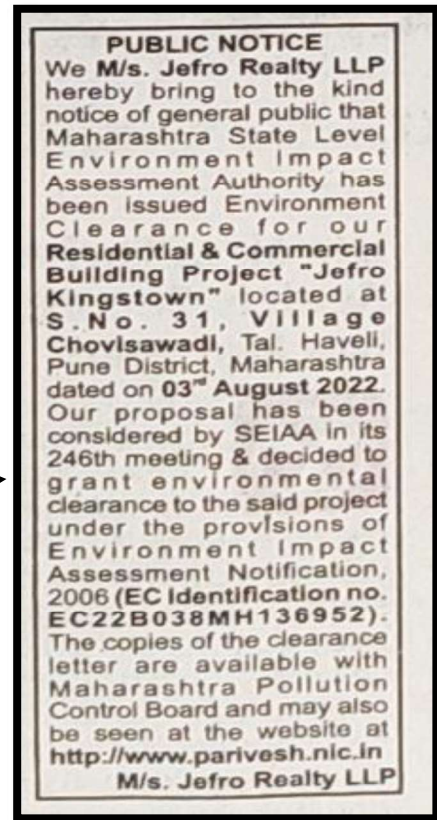
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# **ANNEXURE NO. 4**

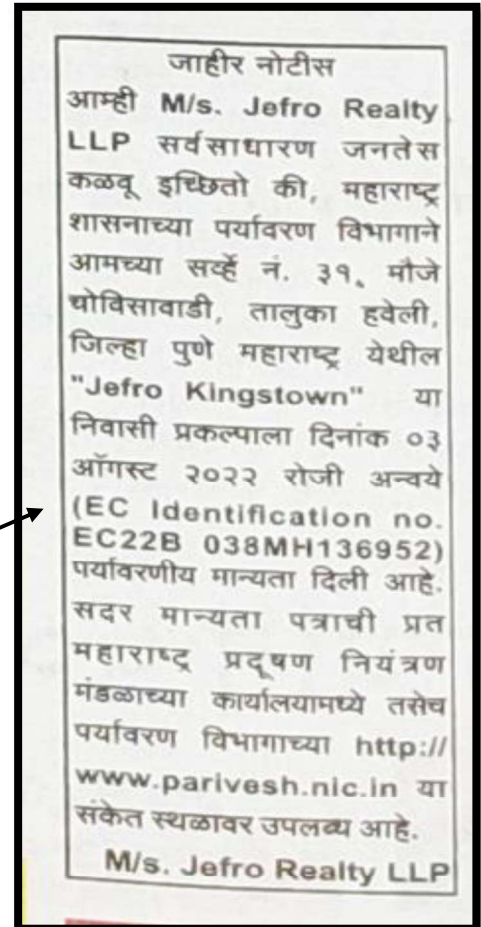
News Paper Advertisement



## 1. The Economics Times Pune date- 20.08.2022



## 2. Maharashtra Times Date- 20.08.2022



# **ANNEXURE NO. 5**

LANDSCAPE



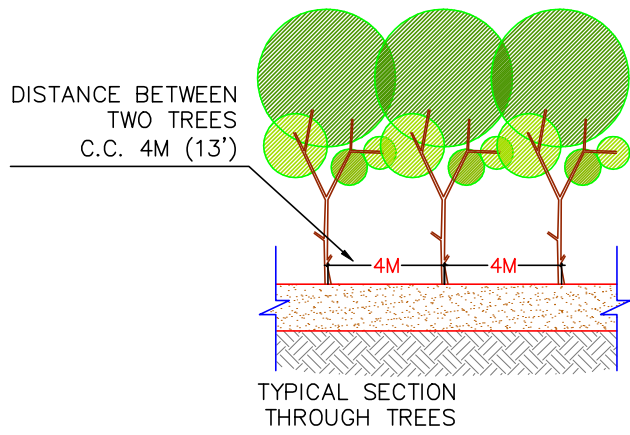
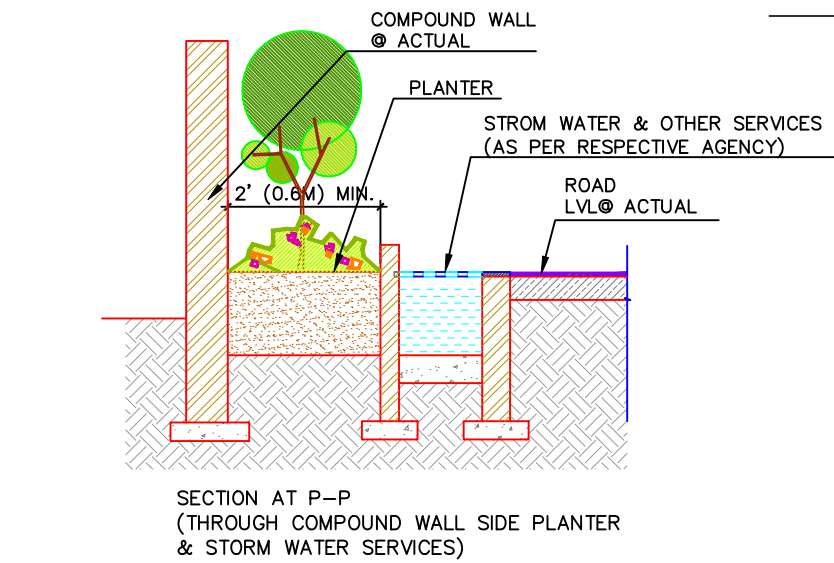
AREA STATEMENT			
1.	GROSS AREA OF PLOT	9018.00 SQ.M.	
2.	REQUIRED OPEN SPACE	901.80 SQ.M.	
3.	OPEN SPACE	901.80 SQ.M.	
4.	TOTAL R.G. AREA	901.80 SQ.M.	
5.	TOTAL GREEN AREA ON PLOT	934.2 SQ.M	
6.	REQUIRED NO. OF TREES =	112	
7.	WATER REQUIREMENT		

NOTE – CLUB HOUSE AREA – 72.00 SQ.M.(ON PODIUM)

PLANTS LIST FOR COMPOUND WALL AREA			
SR. NO.	SYMBOL	PLANT NAME	HT QTY.
1		Lantia	8' – 10' 10
2		Cassia fistula (Bahava)	8' – 10' 11
3		Aegle marmelos (Bel)	8' – 10' 15
4		Nyctanthus arbortristis (parijatak)	8' – 10' 20
5		Millingtonia hortensis (Buch)	8' – 10' 11
6		Swietenia mahagoni (mahagani)	8' – 10' 11
7		Roystonea regia (Bottle palm)	8' – 10' 24
8		Caryota urens (Fish tail palm)	8' – 10' 10
		TOTAL NO. OF TREES	= 112

REQUIRED NO. OF TREES = 112

PROPOSED NO. OF TREES = 112



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REVISED PLANTATION PLAN FOR EC – MR. ROY, CHAROLI, CHOWISWADI

PRESENTATION	STRUCTURAL	APPROVAL	ADVANCE COPY	EXECUTION (G.F.C)	N	DATE	MANISH CHURCHAKAR
✓						15.08.22	

# **ANNEXURE NO. 6**

Local NGO Acknowledgement

Date- 05/08/2022

To,  
TheNayansrushti Foundation,  
Sr. no.32, Sharda Complex,  
Ambegaon Bk, Pune

Subject - Regarding submission of Environment Clearance copy

Dear Sir,

M/s. JEFRO REALTY LLP is developer of a proposed residential and commercial project situated at survey no. 31, mouje - choviswadi, Tal. Haveli. Dist-Pune - 412307, Pune. An Environment Clearance (EC) for our project was accorded by the Environment Department, Maharashtra vide EC Identification No. - EC22B038MH136952 and File No. - SIA/MH/MIS/267464/2022 dated 03<sup>rd</sup> August 2022.

As per general conditions mentioned in the Environment Clearance (EC) we have to submit EC copy to Local NGO and submit acknowledgement copy to Member Secretary, SEIAA, Maharashtra.

Accordingly, we hereby submit the EC copy to your reference. This is for your information and record please.

Thank You.

Your Faithfully,

For, M/s. JEFRO REALTY LLP



❖ Annexure:- Environment Clearance copy.

*Received 08/08/2022*



**Jefro Realty LLP**

Corporate Office : Jefro Corporate, Behind Wipro, Rajiv Gandhi Infotech Park - Phase 1, Hinjewadi, Pune - 411 057.

Registration Office : A-102, Runwal Regency, Sadhu Vaswani Chowk, Camp, Pune - 411 001.

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