

Date: 21.05.2025

To,
The Chief Conservator of Forest,
Ministry of Environment, Forests & Climate
Regional Office (WCZ), Ground Floor, East Wing,
New Secretariat Building, Civil Lines, Nagpur- 440001

Subject: Half yearly compliance report for the period of June 2025.
Reference: EC vide letter no. - EC22B038MH136114 dated 06.12.2022

Respected Sir,
This is with reference to the proposal for grant of Environment clearance for Proposed Residential and Commercial Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033 by M/s. Tulip Infra.

We are submitting the 6 monthly compliance reports with required annexures of the above referred project.

Kindly acknowledge the same.
Thanking you.

Yours Faithfully



Tulip Infra Through Partner
Sanjay Hariprasad Varma.

SIX MONTHLY COMPLIANCE REPORT

For

Proposed Residential and Commercial

**Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7,
6/8, 6/9 and 6/10, Punawale, Taluka Mulshi,**

Dist - Pune 411033

By

M/s. Tulip Infra.

(June 2025)

S. No.	Conditions as per EC	Compliance Status
	<u>Specific Conditions:</u>	
A.	<u>SEAC Conditions:</u>	
1.	It is noted that, some plantation is proposes on outside the project site. PP to submit the undertaking regarding maintenance of the same through the project completion or 7 yrs. whichever is later.	Noted and Compiled.
2.	PP to shuffle the 2 Entry – Exit.	Noted. As per suggestion of honorable committee members, Entry and exits has been shifted.
3.	PP to provide the chlorination or other disinfected in water treatment plant.	Noted, As per suggestion of honorable committee members chlorination or other disinfected has been installed in water treatment plant
4.	PP to provide minimum 30 percent 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. 30 percent of total parking area will be provided with electrical charging facility.
5.	PP to ensure that, the water proposed to used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Treated water from STP will be reused on site for construction. Drinking water will not be used for construction. Undertaking mentioning same has been given.
B.	<u>SEIAA Conditions:</u>	
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 and strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and will be complied PP will keep open space unpaved to ensure permeability of water and will also provide grass pavers of suitable types and strength to increase the water permeable area as well as to allow effective fire tender movement.
2.	PP to achieve at least 5 percent of total energy requirement from solar/other renewable sources.	Arrangements will be made to achieve at least 5 percent of total energy requirement from solar/other renewable sources.
3.	PP shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEFand CC vide F. No. 22-34/2018-IA.III dated 04.01.2019	The project proponent will be take various measures to comply with the Standard EC conditions relating to construction phase.
4.	SEIAA after deliberation decided to grant EC for –	Noted

	FSI- 68,693.98 m ² , Non-FSI- 28,050.93 m ² , Total BUA- 96,744.91 m ² . (Plan approval- BP/EC//Punawale/12/2022, dated-06.10.2022).	
	<u>General Conditions:</u>	
a)	<u>Construction Phase:</u>	
1.	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.	During construction phase solid waste generated from labour camp will be collected, segregated and handed over to authorized vendor. Construction waste generated on site will be reused on site for filling and road leveling.
2.	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.	Debris generated on site will be reused on site for back-filling.
3.	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No Hazardous waste material will be generated since it is a construction activity.
4.	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.	PP has made arrangement for drinking water and sanitary facility for construction workers. Photographs attached as Annexure 5 .
5.	Arrangement shall be made that wastewater and storm water do not get mixed.	PP will make arrangement for the waste water and storm water so that it will not get mixed.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	For water conservation measures, use of ready-mix concrete and practice of curing agents will be regularly use.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted and will be complied No ground water extraction is being carried out.
8.	Permission to draw ground water and construction of basement if any shall be obtained from the	PP will consent to condition.

	competent Authority prior to construction/operation of the project.	PP will not drawing ground water and not propose for basement in the project.
9.	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	Water fixtures of low flow will be used wherever possible to reduce the water consumption.
10.	The Energy Conservation Building code shall be strictly adhered to.	Noted and will be complied
11.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	The generated topsoil will be store and will be used for landscaping purpose.
12.	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated debris and construction waste will be reused on site for backfilling and plot leveling.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Noted. Samples were tested and monitoring reports attached as Annexure 2.
14.	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environmental Clearance.	PP will assure to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
15.	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	Noted. Diesel generator sets will be used having low sulphur diesel consumption.
16.	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 Environmental Clearance.	PP will assure to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
17.	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport and Highway Department. The vehicle shall be adequately covered to avoid spillage / leakage.	Vehicles hired for bringing construction material to the site will regularly maintain/monitor and vehicles are covered to avoid spillage/leakage. PUC attached in Annexure 6.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality	Noted and we be complied Ambient Noise level and Ambient Air

	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	monitoring will be carry out through MoEF approved laboratory. Monitoring reports attached as Annexure 2 .
19.	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 we be complied CPCB approved enclosed type D.G. sets will be used in case of power failure. The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
20.	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.	Noted and we will comply Project proponent has made Separate Environment Cell for regular supervision.
b) Operation Phase:		
1.	a) The solid waste generated should be properly collected and segregated b)Wet waste should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises C) dry/inert solid waste should be disposed of to the approved sites for land filling after recyclable material.	The solid waste generated during Operation phase will be segregated and handed over to authorized dealer for further disposal, Wet waste will be converted to manure after treatment in organic waste convertor.
2.	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management and Handling) Rules, 2016	Noted and we will Comply E-waste will be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.
3.	a) The installation of the sewage treatment plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for Operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100 percent grey water by	STP will be installed on site to treat waste water generated from project site. Treated water will be reused on site for flushing and gardening. Excess treated water will be discharge to nearest municipal drainage. All the necessary measures will be taken to mitigate the odor problem from STP.

	decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. b) PP to give 100 percent treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50 percent 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 SEIAA hearing, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.	Noted and we will comply STP will be installed on site to treat waste water generated from site. The treated sewage water will be used for flushing and gardening.
5.	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted and we will comply Water NOC and drainage NOC has been received. Treated water will be reused in site for flushing and gardening. Excess water will be disposing as per environmental law.
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 place should be utilized.	Entry and Exit points are separately build to avoid traffic congestion and parking is fully internalized so that public place will not be utilized
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Noted and we be complied
8.	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept.	Noted and we will comply Landscape area provided is more than 10 percent on virgin land as required. Native species has been proposed
9.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and we will comply To avoid the risk of pandemic situation precaution were taken on site i.e., sanitation, thermal checkup and provision were made for labor.

10.	Separate funds shall be allocated for implementation of environment protection measures/EMP along with item-wise break up. These cost shall be included as part of the project cost. The funds earmarked for the environmental protection measures shall not be diverted for the other purposes.	Noted and we will comply
11.	The Project Management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen on Gov. website	Complied. Newspaper advertisement has been given in local newspapers. English and Marathi newspaper advertisement.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	Noted and complied PP is submitting Six monthly compliance reports to the department and MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and complied
14.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same 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 CO2, NOx (ambient levels as well as stack emissions) or critical sector parameters indicated for the project shall be monitored and displayed at convenient location near the main gate of the company in the public domain.	Noted and complied
	<u>General EC Conditions</u>	

1.	PP has to abide by the conditions laid down by the SEAC and SEIAA	Noted and will comply
2.	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept. before start of any construction work	PP has received Consent to Establish for the project from MPCB vide Format1.0/CC/UAN No.0000151890/CE/2303002041 dated 27.03.2023 attached as Annexure 3.
3.	Under the Provisions of Environment protection act, 1986, legal construction shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental clearance has been obtained from the Environmental Department prior to the construction, EC22B038MH136114 dated 06/12/2022 attached as Annexure 1.
4.	The project Proponent shall also submit Six Monthly on the status of compliance of the stipulated EC Conditions including result of monitoring data (both hard copies as well as by email) to the respective Regional Office MoEF, zonal office of CPCB and SPCB	Noted and Complied PP is submitting Six monthly, monitoring reports to the department and MPCB.
5.	The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail	Noted and will be complied
6.	No further expansion or modifications, other than mentioned in 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 the those submitted 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 will be complied In case of deviations or alterations in the project proposal will approach to SEAC and SEIAA.
7.	This EC is issued subject to obtaining NOC from Forestry and Wildlife Angle including clearance	The Project does not require a separate Forestry and Wildlife NOC.

	from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry and Wildlife clearance is granted project, which will be considered separately on merit.	
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Annexure 1- EC Letter



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

To,

The Partner

SANJAY VARMA

"La Casita", Office No. 14, Plot No. LC 1/1, Sector No 32 A, D. Y . Patil
 College Road, Ravet, PCNTDA" Taluka Haveli, Dist : Pune, 411044 -
 411033

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/290929/2022 dated 30 Aug 2022. The particulars of the environmental
 clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH136114
2. File No.	SIA/MH/MIS/290929/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed Residential and Commercial Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033
7. Name of Company/Organization	SANJAY VARMA
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: 06/12/2022

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

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

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PARIVESH

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/290929/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Tulip Infra,
Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10,
Punawale, Taluka Mulshi, Dist - Pune

Subject : Environmental Clearance for Proposed Residential and Commercial Project Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033 by M/s.Tulip Infra

Reference : Application no. SIA/MH/MIS/290929/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 155th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 253rd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Name of Project	Proposed Residential and Commercial Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033 by M/s.Tulip Infra	
Project category	8(a) Building & construction projects	
Type of Institution	Private	
Project Proponent	Name	Mr. Sanjay Hariprasad Varma
	Regd. Office address	'La Casita', Office No 14, Plot No. LC 1/1 , Sector No 32 A D.Y.Patil College Road, Ravet, PCNTDA" Taluka Haveli, Dist : Pune, 411044
	Contact number	8605666111
	e-mail	tulipinfrapune@gmail.com
Consultant	VK:e environmental LLP, Pune.	
Applied for	New Environmental Clearance	
Details of previous EC	Not applicable	
Location of the project	Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033	
Latitude and Longitude	Latitude: 18°38'09.95"N	
	Longitude: 73°44'58.15"E	
Total Plot Area (m2)	12,500	
Deductions (m2)	354.38	
Net Plot area (m2)	12,145.62	
Proposed FSI area (m2)	68,693.98	
Proposed Non-FSI area (m2)	28,050.93	

Proposed TBUA (m2)	96,744.91				
TBUA (m2) approved by Planning Authority till date	Under Process				
Ground coverage (m2) & %	6185				
Total Project Cost (Rs.)	283 Cr.				
CER as per MoEF& CC circular dated 01/05/2018.	Activity	Location	Cost (Rs.)	Duration	
Details of Building Configuration:					
<Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					
Previous EC / Existing Building			Proposed Configuration		
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
			Wing A	2B+GP/COMM. +MEZZ. +32	107.65
			Wing B	2B+GP+32	107.65
			Wing C	2B+GP/COMM. +PP/ MEZZ. +32	107.65
			Wing D	2B+GP/COMM. +PP/ MEZZ. +32	107.65
			Wing E MHADA	2B+GP/COMM +1 st Floor/Mezza +6	23.95
			Multi-Purpose Hall	G	4.5
Total number of tenements			Residential: 527 nos. Commercial 41 no. of shops +1 no. of office		
Total number of Population			Total Population (Residential + Commercial):3698 nos. Residential: 2635 nos. Commercial: 1063 nos.		
Water Budget	Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	268	Fresh Water	268	
	Flushing	140	Flushing	140	
	Recycled for landscape	13	Recycled for landscape	00	
	Swimming Pool	13	Swimming Pool	13	
	Total	434	Total	421	
	Wastewater generation	367	Wastewater generation	367	
Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 800 KLD Firefighting - Overhead water tank: 25 KLD for Wing A, B, C & D and 10 KLD for MHADA				

Source of water	PCMC/Water Tanker		
Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre monsoons: 8-9 m b.g.l Post monsoons: 4-5 m b.g.l
	Size and no of RWH tank(s) and Quantity:		NA
	Quantity and size of recharge pits:		4 Nos (2m*2m*2m)
	Details of UGT tanks if any:		NA
Sewage and Wastewater	Sewage generation in KLD	367	
	STP technology:	MBBR	
	Capacity of STP KLD:	370	
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	8 kg/day	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.
	Wet waste:	12 kg/day	
	Construction waste	20 kg/day	
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	686	Handed over to authorize recycler for further handling & disposal purpose.
	Wet waste:	897	Wet waste will be treated in onsite organic waste converter machine.
	Hazardous waste:	NA	NA
	Biomedical waste	NA	NA
	E-Waste	12 Kg/Day	Handed over to authorized recyclers for further handling & disposal purpose.
	STP Sludge (dry)	55 Kg/Day	Will be used as manure
Green Belt Development	Total RG area (m2):		3474.62
	Existing trees on plot:		05
	Number of trees to be planted:		164
	Number of trees to be cut:		00
	Number of trees to be Retained		03
	Number of trees to be transplanted:		02
Power requirement:	Source of power supply:		MSEDCL
	During Construction Phase (Demand Load):		75 KW
	During Operation phase (Connected load):		6402 KW
	During Operation phase (Demand load):		2783 KW
	Transformer:		6 Nos X 630 KVA
	DG set:		2 Nos X 320 KVA
	Fuel used:		Diesel
Details of Energy saving	Detail calculations & % of saving: - 15.84 %		
Environmental	Type	Details	Cost (Rs.)

Management plan budget during Construction phase	Air Environment	Erosion control -- dust suppression measures, barricading, and topsoil preservation		8,26,875/-	
	Land	Labor Camp toilets & sanitation		4,80,000/-	
	Health and Safety	Labor Safety Equipment's and training		4,00,000/-	
	Health facility	Disinfection and Health Check-ups		51,000/-	
	Environment Management	Environment management cell		1,70,000/-	
	Environment Management	Environmental Monitoring		3,26,000 /-	
		CER	CER	Update during presentation	
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)	
	Sewage treatment	STP with MBBR Technology	94.00	17.70	
	RWH	Recharge pits	3.00	0.40	
	Solid Waste	OWC	21.75	4.89	
	Green belt development	Development and Maintenance	8.00	4.45	
	Energy saving	Solar water heating system, solar streetlights	107.81	5.24	
	Environmental Monitoring	Environment Monitoring Plan	-	3.26	
Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m2)	
	4-Wheeler	358	358	22162.57	
	2-Wheeler	1627	1627		
Details of Court cases / litigations w.r.t. the project and project location if any.					

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 253rd (Day-1) 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. It is noted that, some plantation is proposed on outside the project site. PP to submit the undertaking regarding maintenance of the same throughout the project completion or 7 years whichever is later.
2. PP to shuffle the 2 entry- exit.
3. PP to provide the chlorination or other disinfected in water treatment plant.
4. 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.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. 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 – 68,693.98 m², Non FSI- 28,050.93 m², Total BUA- 96,744.91m². (Plan approval No.BP/EC/Punawale/ 12/2022, dated -06.10.2022)

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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

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

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

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

Pravir Darade
Pravir Darade

(Member Secretary, SEIAA)

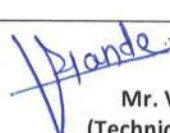
Copy to:

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

Signature Not Verified
Digitally signed by Shri Pravin C.
Darade , I.A.S.
Member Secretary
Date: 12/6/2022 3:11:34 PM

Annexures 2 – Monitoring Reports

Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
 ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/05/1870		Report Date	02.06.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/05/1870			
Name & Address of the Customer	Tulip Avana Environment clearance for Residential and Commercial Project Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Main Gate		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.20 am	06.20 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	40.5	Wet Bulb Temperature °C	29.0	
Dry Bulb Temperature °C	40.5	Relative Humidity % RH	35.3	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
26.05.2025	27.05.2025	27.05.2025	02.06.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	23.66
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	27.85
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	56.41
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	28.65
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	10.12
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤ 400	10.89
Remark- ➤ All above results are within National Ambient Air Quality standards.				
 GREEN ENVIROSAFE Engineers & Consultant Pvt. Ltd. PUNE  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

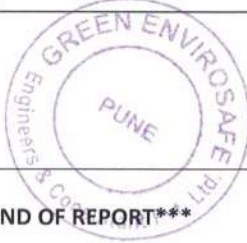
END OF REPORT

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Recognised by Ministry of Environment and Forests (MoEF) / Central Pollution Control Board Govt. of India (CPCB)
ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/05/1871		Report Date	02.06.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/05/1871			
Name & Address of the Customer	Tulip Avana Environment clearance for Residential and Commercial Project Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near Construction site		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.30 am	06.30 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	40.5	Wet Bulb Temperature °C	29.0	
Dry Bulb Temperature °C	40.5	Relative Humidity % RH	35.3	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
26.05.2025	27.05.2025	27.05.2025	02.06.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	20.15
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	23.45
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	52.99
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	23.01
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	10.44
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤ 400	10.98
Remark-				
➤ All above results are within National Ambient Air Quality standards				
		  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

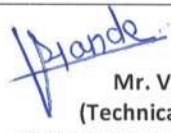
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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/05/1872		Report Date	02.06.2025
Sample ID: -	GESEC/PRO/AAQM/2025-26/05/1872			
Name & Address of the Customer	Tulip Avana Environment clearance for Residential and Commercial Project Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033			
Ambient Air Sample Details				
Type	Sampling Location		Sampling done by	
Ambient Air	Near DG set		GESEC	
Sampling Time				
Start Time	Stop Time		Total Hrs.	
10.45 am	06.45 Pm		08 Hrs.	
Meteorological Data/Environmental Conditions				
Ambient Temperature °C	40.5	Wet Bulb Temperature °C	29.0	
Dry Bulb Temperature °C	40.5	Relative Humidity % RH	35.3	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
26.05.2025	27.05.2025	27.05.2025	02.06.2025	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 01	µg/m ³	≤ 80	25.01
Nitrogen of Oxides (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 07	µg/m ³	≤ 80	28.72
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	58.65
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	28.03
Ozone(O ₃) For 1 Hrs.	CPCB Guidelines, Volume I ,36/2012-13, Page no. 31	µg/m ³	≤ 180	11.11
Ammonia (NH ₃)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 35	µg/m ³	≤ 400	10.89
Remark- ➤ All above results are within National Ambient Air Quality standards.				
		  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

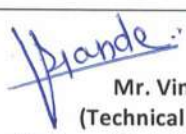
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ISO 9001:2015, ISO 45001 : 2018 and ISO 14001 : 2015 Certified Company

TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2025-26/05/1873		Report Date	02.06.2025
Sample ID: -	GESEC/PRO/ANLM/2025-26/05/1873			
Name & Address of the Customer	Tulip Avana Environment clearance for Residential and Commercial Project Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	GESEC			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
26.05.2025	26.05.2025	26.05.2025	26.05.2025	
Test Location	Unit	Average Noise Level Readings		CPCB Standards dB(A)
		Day	Night	
Near Main Gate	dB(A)	53.9	42.7	55/45 dB(A)
Near Construction Site	dB(A)	52.6	43.6	
Near DG Set	dB(A)	51.3	42.2	
Remark- ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB(A)				
  Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By				

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TEST REPORT

Test Report No - GESEC/PRO/DW/2025-26/05/1874	Report Date	02.06.2025
Sample ID - GESEC/PRO/DW/2025-26/05/1874	Sample Details	Labour
Name & Address of the Customer - TulipAvana Environment clearance for Residential and Commercial Project Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033	Type of Sample	Drinking Water
	Volume Of Sample	2 Lit plastics Can + 250ml Sterile Bottle
	Sample Status	Sealed
	Sample Collected By	GESEC
	Date of Sample Collection	26.05.2025
	Date of Sample received in lab	27.05.2025
	Analysis start Date	27.05.2025
	Analysis End Date	02.06.2025

WATER ANALYSIS REPORT

Parameter	Result	Limits as per IS 10500:2012	Unit	Standard Method
Physical Parameter				
Turbidity	<0.1	Max 1	NTU	APHA 2130 B, 24TH Edition 2023
TDS	102.54	Max 500	mg/l	APHA 2540 C, 24TH Edition 2023
Color	<5	Max 5	Hazen	APHA 2120 B, 24TH Edition 2023
Chemical Parameter				
pH	7.12	6.5 to 8.5	--	APHA 4500 H+, B, 24 th Edition 2023
Total Hardness	65.45	Max 200	mg/l	APHA 2340 C, 24TH Edition 2023
Total Alkalinity	54.78	Max 200	mg/l	APHA 2320 B, 24TH Edition 2023
Sulphate	10.06	Max 200	mg/l	APHA 4500-SO4 - E 24th Edition 2023
Residual Chlorine	<0.1	Min 0.2	mg/l	EPA 334.0.
Chloride	13.41	Max 250	mg/l	APHA 4500-Cl-B 24 th Edition:2023
Calcium (as Ca)	12.08	Max 75	mg/l	APHA 3500-Ca B 24 th Edition:2023
Magnesium (as Mg)	5.98	Max 30	mg/l	IS 3025 (Part 46):2023
Elemental Analysis				
Iron as Fe	<0.1	Max 0.3	mg/l	EPA 200.7
Microbiological Parameter				
Total Coliform	Absent	Absent	Per 100ml	APHA 9222, J, 24th Ed. 2023
E.coli.	Absent	Absent	Per 100ml	APHA 9222, J, 24th Ed. 2023

Remark(s):

- The above water sample is Comply with required limit as per IS 10500:2012 for tested parameters.



Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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TEST REPORT

Test Report No: GESEC/PRO/SL/2025-26/05/1875				Date of Report	02.06.2025
Sample ID: GESEC/PRO/SL/2025-26/05/1875				Date of Sampling	26.05.2025
Name & Address of the Customer - TulipAvana Environment clearance for Residential and Commercial Project Survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033				Start Date of Analysis	27.05.2025
				End Date of Analysis	02.06.2025
				Sample Details	At Construction site (Soil)
				Nature of sample	solid
Sample Collected By		GESEC			
Parameter	Result	Unit	Standard Method		
pH	4.12	---	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011		
Electrical Conductivity	215	µs/cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013		
Available Manganese as Mn	9.65	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 113-116:2013		
Available Nitrogen	13.14	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 90-93:2013		
Available Phosphorus	5.70	kg/ha	ICARDA-Methods of soil, Plant and water analysis, Page No. 150-151:2013		
Available Potassium	10.65	kg/ha	Food and agriculture organization Sec III,8-1,Page no115		
Sodium adsorption ratio	2.19	mmolc/l	Food and agriculture organization of the united nation Page no14:2016		
Total Nitrogen	0.0045	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013		
Exchangeable calcium	8.68	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013		
Exchangeable Magnesium	3.14	meq/ 100g	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013		
Total Zinc as Zn	102.65	mg/kg	USEPA-3050B,Rev 2 December (1996)		
Total Copper as Cu	17.22	mg/kg	USEPA-3050B,Rev 2 December (1996)		
Lead as Pb	10.05	mg/kg	USEPA-3050B,Rev 2 December (1996)		
Total Manganese as Mn	14.4	mg/kg	USEPA-3050B,Rev 2 December (1996)		



Vinod Hande
Mr. Vinod Hande
(Technical Manager)
Reviewed & Authorized By

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Annexure 3- CTE

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/M.S.I

No:- Format1.0/CC/UAN No.0000151890/CE/2303002041

Date: 27/03/2023

To,
M/s. Tulip Infra, "La Casita"
Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7,
6/8, 6/9 & 6/10, Punawale, Taluka Mulshi,
Dist Pune



Your Service is Our Duty

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

Ref: Minutes of 30th Consent Committee Meeting of 2022-23 held on 25.01.2023

Your application NO. MPCB-CONSENT-0000151890

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 upto Commissioning of the project or five years whichever is earlier.**
2. **The capital investment of the project is Rs.283 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish is valid for Residential & Commercial construction project named as M/s. Tulip Infra, "La Casita" Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10, Punawale, Taluka Mulshi, Dist Pune on Total Plot Area of 12,500 SqMtrs for proposed total construction BUA of 96,744.91 SqMtrs as per EC granted dated 06.12.2022 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dtd 06.12.2022	12500.00	96744.91

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	367	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 Sets-2 Nos, 320 kVA each	02	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	686 Kg/Day	Segregation	To Local Body
2	Wet Waste	897 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
3	Dry Sludge	55 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	100	Ltr/A	Reprocessing	To Authorized Reprocesser

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	12.00	Kg/Day	To Authorized Dismantler

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/290929/2022 dtd 06.12.2022 for Residential & Commercial Construction project having total plot area 12500 Sq. Mtrs. & proposed total Construction BUA 96744.91 Sq. Mtrs.

17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



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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
2023-03-27 13:12:40 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	566000.00	MPCB-DR-15223	04/11/2022	RTGS

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 370 CMD with MBBR technology for the treatment of 367 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	408.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1,S-2	DG Sets-2 Nos, 320 kVA each	Acoustic Enclosure	6.00	HSD 64 Ltr/Hr	1	SO ₂	30.72 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm ³
-------------------------	---------------	------------------------

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions & Environmental Clearance conditions	Upto Commissioning of the project	Upto Commissioning of the project

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
9. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.

- b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
 - 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
 - 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
 - 13 The treated sewage shall be disinfected using suitable disinfection method.
 - 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
 - 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.

Annexure 4- Paper Advertisement

PUBLIC NOTICE

We, "M/s. Tulip Infra" hereby bring to the kind notice of general Public that **Department of Environment, Government of Maharashtra** has been issued Environmental Clearance for our construction development project 'Infinity Avara located' at "S. No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 & 6/10 Village Punawale, Taluka Mulshi, Dist Pune 411033" vide letter dated 06/12/2022 bearing letter no. **SIA/MH/MIS/290929/2022'** (**EC Identification No. - EC22B038MH136114**). The copies of the clearance letter are available with Maharashtra Pollution Control Board and may also be seen on the website of the Department of Environment, Government of Maharashtra (<http://parivesh.nic.in>).

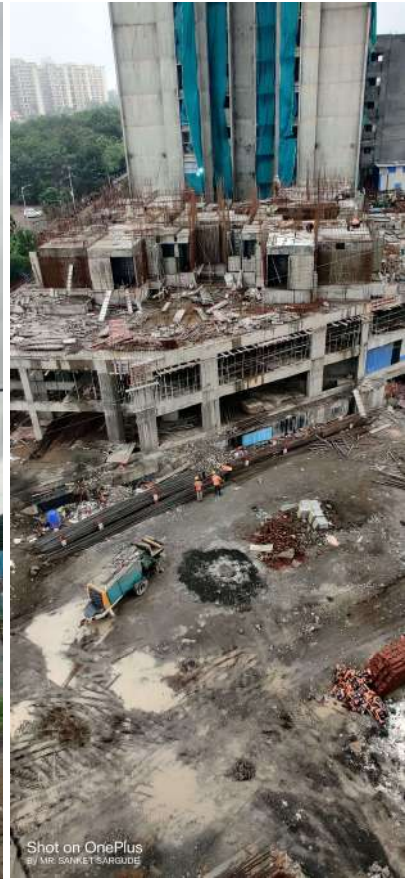
M/s. Tulip Infra

जाहीर नोटीस

आम्ही मे.ट्युलिप इन्फ्रा सर्वसाधारण जनतेस कळवू इच्छितो की महाराष्ट्र शासनाच्या पर्यावरण विभागाने आमच्या 'इन्फिनिटी अवाना' सर्व्हे नं. ६/२, ६/३, ६/४, ६/६, ६/७, ६/८, ६/९ आणि ६/१० पुनावळे ता.मुळशी, जि.पुणे.४११०३३ या प्रकल्पाला दि.६ डिसेंबर २०२२ रोजी पत्र क्र. **SIA/MH/MIS/290929/2022'** (EC Identification No. - **EC22B038MH136114**) अन्वये पर्यावरणाच्या दृष्टिकोनातून मान्यता दिली आहे. सदर मान्यतापत्राची प्रत महाराष्ट्र प्रदुषण नियंत्रण मंडळाच्या कार्यालयांमध्ये तसेच पर्यावरण विभाग यांच्या(<http://parivesh.nic.in>) संकेतस्थळावर उपलब्ध आहे.

मे.ट्युलिप इन्फ्रा

Annexures 5 – Site Photographs







Shot on OnePlus
By MR. SANKET SARGUDE

Annexures 6 - PUCs

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

Authorised by

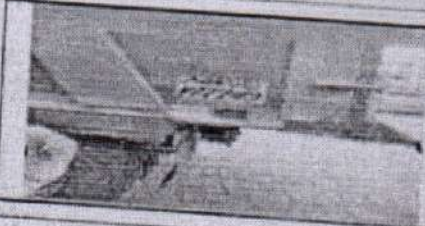
Government of Maharashtra

Date : 07/09/2024
 Time : 12:38:24 PM
 Validity upto : 06/09/2025



Certificate SL No. : MH01203450011599
 Registration No. : MH12VT7149
 Date of Registration : 21/Aug/2023
 Month & Year of Manufacturing : May-2023
 Valid Model Number : *****9963
 Emission Norms : BHARAT STAGE VI
 Fuel : DIESEL
 PUC Code : MH0120345
 GSTIN :
 Fees : Rs. 150.00
 MIL observation : No

Vehicle Photo with Registration plate
 60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Val (upto 2 decin places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda			
Smoke Density	Light absorption coefficient	1/metre	1 ± 0.03 0.7	0.32

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parnvahan.gov.in>

Authorised Signature with stamp of PUC Operator
 60mm x 20 mm

Form 59

[See rules 115 (2)]

Pollution Under Control Certificate

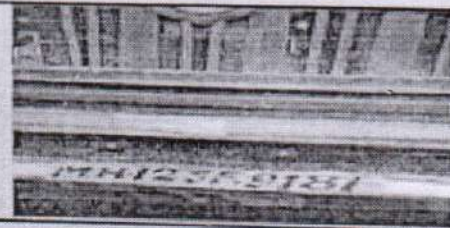
Authorised By :
Government of Maharashtra

Date : 13/07/2024
Time : 18:22:08 PM
Validity upto : 12/07/2025



Certificate SL No. : MH01203070036768
Registration No. : MH12SF9181
Date of Registration : 20/Oct/2020
Month & Year of Manufacturing : October-2020
Valid Mobile Number : *****0000
Emission Norms : BHARAT STAGE VI
Fuel : DIESEL
PUC Code : MH0120307
GSTIN :
Fees : Rs.150.00
MIL observation : No

Vehicle Photo with Registration plate
60 mm x 30 mm



Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.25

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

Note : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>

Authorised Signature with stamp of PUC Operator
60mm x 20 mm

[See rules 115 (2)]

Authorised By :

Date : 25/08/2024
Time : 12:03:32 PM
Validity upto : 24/08/2025



6115
AV2449

Sr. No.	Pollutant (as applicable)	Units (as applicable)	Emission limits	Measured Value (upto 2 decimal places)
1	2	3	4	5
Idling Emissions	Carbon Monoxide (CO)	percentage (%)		
	Hydrocarbon, (THC/HC)	ppm		
High Idling emissions	CO	percentage (%)		
	RPM	RPM	2500 ± 200	
	Lambda	-	1 ± 0.03	
Smoke Density	Light absorption coefficient	1/metre	0.7	0.39

This PUC certificate is system generated through the national register of motor vehicles and does not require any signature.

ote : 1. Vehicle owners to link their mobile numbers to registered vehicle by logging to <https://puc.parivahan.gov.in>



Sanjay Varma <ec.tulipinfra21@gmail.com>

Submission of Six Monthly Compliance Report (June 2025) - Environment clearance for Proposed Residential and Commercial Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 and 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033 By M/s. Tulip Infra.

1 message

Sanjay Varma <ec.tulipinfra21@gmail.com>
To: ropune@mpcb.gov.in, eccompliance-mh@gov.in
Bcc: compliances@araenvirosolutions.in

Fri, Jun 20, 2025 at 2:36 PM

Respected Sir/Madam,

We hereby submit the six monthly compliance report for Environment clearance for Proposed Residential and Commercial Project survey No. 6/2, 6/3, 6/4, 6/6, 6/7, 6/8, 6/9 and 6/10, Punawale, Taluka Mulshi, Dist - Pune 411033 By M/s. Tulip Infra.

Kindly acknowledge the receipt of the same.

Thanking You,
Tulip Infra.

 **Six Monthly Report_June 2025_Tulip Avana.pdf**
3362K

Your (**Half Yearly Compliance Report**) has been **Submitted** with following details

Proposal No	EC22B038MH136114
Compliance ID	130413964
Compliance Number(For Tracking)	EC/M/COMPLIANCE/130413964/2025
Reporting Year	2025
Reporting Period	01 Jun(01 Oct - 31 Mar)
Submission Date	20-06-2025
RO/SRO Name	Shri Senthil Kumar Sampath
RO/SRO Email	agmu156@ifs.nic.in
State	MAHARASHTRA
RO/SRO Office Address	Integrated Regional Offices, Nagpur
Note:- SMS and E-Mail has been sent to Shri Senthil Kumar Sampath, MAHARASHTRA with Notification to Project Proponent.	