

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

Sub: Submission of Environmental Clearance compliance Report (April 2025 to September 2025) for Proposed Residential & commercial development project at G. No. 361(P) at Moshi, Taluka: Haveli, Dist.: Pune by M/s Global properties through Mr. Harish Poonaram Choudhary.

Ref: No.

- 1] EC Identification No. -EC23B038MH112395 File No. - SIA/MH/INFRA2/406427/2023 dated 21/07/2023.
- 2] Corrigendum in EC file no. SIA/MH/MIS/302848/2023 dated 01/01/2024.

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 compliance status to various stipulation laid down by the Ministry of Environment and Forest in its. EC Identification No. - EC23B038MH112395 File No. - SIA/MH/INFRA2/406427/2023 dated 21/07/2023 & Corrigendum in EC file no. SIA/MH/MIS/302848/2023 dated 01/01/2024.along with the necessary enclosure and annexure.

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

Thanking you,

Yours Sincerely,

For M/s Global properties

Authorized Signatory



Encl:

- Part A: Data Sheet
- Part B: Current Status of Construction Work
- Part C: Point wise compliance status
- Part D: Annexures

Six Months Compliance.

(17)

**Compliance to Stipulated Conditions in
Environment Clearance**

(April 2025 to September 2025)

FOR

**“Proposed Residential and commercial
development”**

At

G. No. 361(P) at Moshi, Pune

By

M/s. Global properties

For Submission to:

Ministry of Environment, Forest & climate change

(MoEF&CC)

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PART A DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	S(a) Building and Construction projects
2.	Name of the project	:	Proposed Residential and commercial development behalf of M/s. Global properties through Mr. Harish Poonaram Choudhary.
3.	Clearance letter (s) / OM No. and Date	:	EC Identification No. - EC23B038MH112395 File No. - SIA/MH/INFRA2/406427/2023 dated 21/07/2023 & Corrigendum in EC file no. SIA/MH/MIS/302848/2023 dated 01/01/2024
4.	Location	:	
	a. District (S)	:	Pune
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	Latitude: 18°40'27.78"N Longitude 73°51'24.45"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)	:	M/s. Global properties Address - Platinum Group, Office No - 304, MSR Capital, Morwadi, Pimpri Pune - 411018 Phone No.- 8888884088 Email add- platinumgroup05@gmail.com
	b. Address of Project: Engineer/Manager (with pin code/ Fax numbers)	:	M/s. Global properties Address - Platinum Group, Office No - 304, MSR Capital, Morwadi, Pimpri Pune - 411018 Phone No.- 8888884088 Email add- platinumgroup05@gmail.com
6.	Salient features	:	
	a. of the project	:	Environment Clearance Proposed Residential and commercial development by M/s. Global properties through Mr. Harish Poonaram Choudhary
	b. of the environmental management plans	:	1. Sewage treatment Plant: 1 No of STP of capacity 355 KLD is proposed at site.

			<p>2. Rain water harvesting: Rain water will be recharged through 6 no. of recharge pits for harvesting</p> <p>3. Solid Waste Management</p> <p>a) Biodegradable waste will be treated in OWC</p> <p>b) Dry waste will be collected by SWACH organization.</p> <p>c) E-waste will be collected by SWACH organization.</p> <p>d) STP sludge will be used as manure.</p>	
7.	Breakup of the project area		:	
	a.	Submergence area forest & non-forest	:	Project is located in non-forest area
	b.	Others	:	Total Plot Area (sq. m)- 10,100.00 Net Plot Area (sq. m)- 9595.00 Proposed FSI Area (sq. m)- 47,690.51 Non FSI Area (sq. m)- 28,604.42 Total BUA area (sq. m.): 76,294.93
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborers /artisan		:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial details		:	

a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:		
1.	Estimated Cost of the Project	:	Rs. 150 Crores
b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Cost earmarked for (Environmental Management Plan (EMP) will be, During Construction phase: Total Cost: 35.23 Lakhs
c.	Benefit cost ratio / Internal rate of Return and the year of assessment	:	During operational Phase: Total set up Cost: 189.99 Lakh O & M cost: 42.53 Lakhs
d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	
e.	Actual expenditure incurred on the project so far	:	59.74 Cr.
f.	Actual expenditure incurred on the environmental management plans so far	:	0.176 Lakh
10.	Forest land requirement	:	Not Applicable
a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
b.	The status of clearing felling	:	Not Applicable
c.	The status of compensatory afforestation, if any	:	Not Applicable
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	:	Not Applicable

12.	Status of construction			Sr. No.	No. of Buildings	Configuration	Status as on September 2025
				1	Wing A	B+GP+P+16	Work in progress
				2	Wing B including MIIADA	B+GP+P+16	
				3	Wing C	2B+GP+P+17	Excavation started on site.
				4	Wing D	2B+GP+P+17	
				5	Wing E	2B+GP+P+17	
				6	Wing F	2B+GP+P+17	Work in progress
				7	Wing G	B+GP+P+16	
				8	Commercial Wing	G + P (Above basement)	
				9	Club House	G + 1	
	a.	Date of commencement (Actual and/or planned)	:	29/11/2023			
	b.	Date of completion (Actual and/or planned)	:	10/10/2025			
13.	Reasons for the delay if the Project is yet to start		:				
14	Dates of site visits						
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	NA			
	b.	Date of site visit for this monitoring report	:	Not Applicable			
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the		:	Not Applicable			

routine letters for Logistic support for site visits)		
(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	Agreed

PART B CURRENT STATUS OF WORK

Sr. No.	No. of Buildings	Configuration	Status as on September 2025
1	Wing A	B+GP+P+16	Work in progress
2	Wing B including MHADA	B+GP+P+16	
3	Wing C	2B+GP+P+17	Excavation started on site.
4	Wing D	2B+GP+P+17	
5	Wing E	2B+GP+P+17	
6	Wing F	2B+GP+P+17	Work in progress
7	Wing G	B+GP+P+16	
8	Commercial Wing	G + P (Above basement)	
9	Club House	G + 1	

PART C ENVIRONMENT CLEARANCE COMPLIANCE REPORT

Point wise compliance to various stipulations laid down by the MoEF&CC in Environment clearance EC Identification No. - EC23B038MH112395 File No. - SIA/MH/INFRA2/406427/2023 dated 21/07/2023 & Corrigendum in EC file no. SIA/MH/MIS/302848/2023 dated 01/01/2024 are as follows.

SPECIFIC CONDITIONS:		
A. SEAC		
1	PP to ensure minimum 9 m width for entry and exit of the project.	Noted and Agreed.
2	PP to submit the note regarding plot and plot boundary with reference to DP.	Agreed. The note regarding the plot and plot boundary was submitted during the 261st SEIAA meeting held on 14.06.2023.
3	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	Noted.
4	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted. We are not using the drinking water for the construction purpose.
B. SEIAA		
1.	PP has provided mandatory RG area of 1010.00 m2 on ground. Local planning authority to ensure the compliance of the same.	Noted.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Noted and Agreed.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Agreed.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	We will comply with the Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5	SEIAA after deliberation decided to grant EC for - FSI - 34375.88 m2, Non FSI- 26493.03 m2, Total BUA- 60,868.91 m2. (Plan approval No. BP/EC/Moshi/01/2023,	Noted.

	dated-21.02.2023) (FSI restricted as per approval and non FSI as per appraisal)	
GENERAL CONDITIONS:		
a) Construction Phase:		
	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of the approved sites for land filling after recovering recyclable material.	The solid waste generated at site will be segregated as construction debris and other recoverable material such as steel, plastic, glass wastes etc. Remaining will be handed over to authorized agency/vendor.
II	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	Excavated material and construction waste will be used for land & road filling remaining will be handed over to authorized agency/vendor.
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.	No hazardous waste is generated; hence, not applicable.
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.	Regular supply of Drinking water made available at site. Solid waste generated collected separately for dry & wet waste and handed over to authorized vendor.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Noted. We will not mixed wastewater and storm water.
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Gunny bags are wrapped on columns to reduce water usage while curing. We will use pre-mixed concrete.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No ground water extraction carried out.

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.	Noted. We will not drawing any ground water. Permission will be obtained before doing so.
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.	During construction phase showers, toilet flushing is not provided.
X	The Energy Conservation Building code shall be strictly adhered to.	Noted.
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Topsoil is being used for landscaping remaining will be transferred on land with necessary permission.
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.	Additional soil for levelling of the proposed site is not required.
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.	Soil analysis Reports enclosed. Please refer Annexure 2 . We are not using ground water for construction.
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.	We follow all the conditions.
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.	DG Set having capacity 62.5 KLD are provided. DG set analysis Reports enclosed. Please refer Annexure 2 .
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 are operated during non-peak hours. Standard of construction vehicles are checked regularly including PUC certificate.
XVII	Ambient noise levels should confirm to residential standards both during day and	Adequate measures are made to reduce ambient air and noise level during construction phase.

	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	Air and Noise Monitoring reports are enclosed as an Annexure 2.
XIII	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.	DG set of capacity 62.5 KVA are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986. DG set analysis Reports enclosed. Please refer Annexure 2
XIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/Designated person.	Construction work is being supervised by Project Engineer and qualified supervisors.

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.	The solid waste will be generated during operation phase is as follows: 1. Dry waste: 589 kg/day will be handed over authorized vendor. 2. Wet waste: 861 kg/day will be treated in OWC. E-waste: 09 kg/day will be handed over to authorized vendor. 3. STP sludge will be used as manure
II	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-Waste shall be disposed through authorized vendor during operation phase.
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	While taking building wise Consent to Operate we will submit all necessary documents to MPCB.

	<p>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.</p>	
IV	<p>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.</p>	<p>The STP and MSW facilities will be provided before completion of the project activities.</p> <p>Sewage will be collected in STP through drainage line and treated in STP of 355 KLD</p> <p>Total Green belt area: RG on the ground: 10100.00 Sq.M</p>
V	<p>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.</p>	Noted.
VI	<p>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.</p>	<p>We will provide internal parking so, that there will be no use of public space.</p> <p>Proposed 2-wheeler parking nos.:757 Nos.</p> <p>Proposed 4-wheeler parking nos.: 253 Nos.</p>
VII	<p>PP to provide adequate electric charging points for electric vehicles (EVs).</p>	Noted.
VIII	<p>Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.</p>	<p>Green Belt is being developed by considering CPCB guidelines/local norms including selection of plant species with consultation with the Local Landscape consultant. 194 nos Trees are proposed on site Total Green belt area: RG on the ground: 748.50 Sq.m</p>
	<p>A separate environment management cell with qualified staff shall be set up for</p>	<p>Environmental Management Cell is being supervised by Project Engineer and qualified</p>

IX	implementation of the stipulated environmental safeguards.	supervisors.
X	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.	Cost earmarked for Environmental Management Plan (EMP) will be, During Construction phase: Total Cost: 26.00 Lakhs During operational Phase: Total set up Cost: 168.33 Lakh O & M cost: 30.325 Lakhs
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 http://parivesh.nic.in	The advertisement was published in a local newspaper.
XII	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, we are submitting report along with necessary documents.
XIII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , 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.	Noted. We have uploaded EC certificate on company website link showing EC certificate is mentioned below. Company website link: - https://platinumcitylights.com/
	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their	Noted. We have uploaded EC certificate on company website link showing EC certificate is mentioned

XIII	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 ₂ , 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.	below. Company website link: - https://platinumcitylights.com/
C) General EC Conditions:		
I	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted. We shall abide by the condition 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.	We have Obtained for Consent to Establish vide UAN no. Format1.0/CC/UAN No.0000171137/CE/2311001066 Dated 12/11/2023
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.	Environmental clearance obtained EC Identification No. - EC23B038MH112395 File No. - SIA/MH/INFRA2/406427/2023 dated 21/07/2023. Please refer Annexure 1 .
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.	Yes, we will submit 6 monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data to 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	Noted.

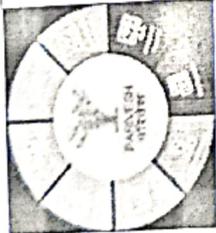
	shall also be sent to the respective Regional Offices of MoEF by e-mail.	
VI	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SELAA 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, 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.
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	Agreed.

PART D ANNEXURES

ENVIRONMENTAL
CLEARANCE

PARIVESH

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



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

To,

The Partner
GLOBAL PROPERTIES
304 MSR Capital Morwadi Pimpri Pune 411018 -411018

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/406427/2023 dated 10 Feb. 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B038MH112395 |
| 2. File No. | SIA/MH/INFRA2/406427/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential and commercial development on G. No. 361(P) at Moshi, Pune by M/s. Global properties |
| 7. Name of Company/Organization | GLOBAL PROPERTIES |
| 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: 21/07/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/406427/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Global properties,
G. No. 361(P) at Moshi,
Taluka: Haveli, Dist.: Pune.

Subject : Environmental Clearance for Proposed Residential and commercial development on G. No. 361(P) at Moshi, Taluka: Haveli, Dist.: Pune by M/s Global properties

Reference : Application no. SIA/MH/INFRA2/406427/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 169th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.06.2023.

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

1.	Proposal Number	SIA/MH/INFRA2/406427/2023	
2.	Name of Project	Proposed Residential and commercial development on G. No. 361(P) at Moshi, Taluka: Haveli, Dist.: Pune by M/s Global properties through Mr. Harish Poonaram Choudhary	
3.	Project category	8a (B2)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Harish Poonaram Choudhary
		Regd. Office address	Platinum Group, Office No - 304, MSR Capital, Morwadi, Pimpri Pune - 411018
		Contact number	8888884088
		e-mail	platinumgroup05@gmail.com
6.	Consultant	Sustainera Solutions Pvt. Ltd.	
7.	Applied for	Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	G. No. 361(P) at Moshi Taluka Haveli Dist. Pune	
10.	Latitude and Longitude	Latitude - 18°40'27.78"N Longitude - 73°51'24.45"E	
11.	Total Plot Area (m2)	10,100.00	
12.	Deductions (m2)	505.00	

13	Net Plot area (m2)	9,595.00																																																						
14	Proposed FSI area (m2)	47,690.51																																																						
15	Proposed non-FSI area (m2)	28,604.42																																																						
16	Proposed TBUA (m2)	76,294.93																																																						
17	TBUA (m2) approved by	Total BUA - 76,294.93 approved by PCMC dated - 21.02.2023																																																						
18	Planning Authority till date	Pimpri Chinchwad Municipal Corporation																																																						
19	Ground coverage (m2) & %	3,102.18 & 30.71%																																																						
20	Total Project Cost (Rs.)	150 Cr.																																																						
21	CER as per MoEF & CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F. No. 22 - 65/ 2017 - IA. III dated 20.10.2020																																																						
22	<p>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></p>	Reason for Modification /Change																																																						
<table border="1"> <thead> <tr> <th colspan="3">Previous EC / Existing Building</th> <th colspan="3">Proposed Configuration</th> </tr> <tr> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Wing A</td> <td>B+GP+P+16</td> <td>54.00</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Wing B including MHADA</td> <td>B+GP+P+16</td> <td>54.00</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Wing C</td> <td>2B+GP+P+17</td> <td>57.00</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Wing D</td> <td>2B+GP+P+17</td> <td>57.00</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Wing E</td> <td>2B+GP+P+17</td> <td>57.00</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Wing F</td> <td>2B+GP+P+17</td> <td>57.00</td> </tr> <tr> <td>-</td> <td>-</td> <td>-</td> <td>Wing G</td> <td>B+GP+P+16</td> <td>54.00</td> </tr> </tbody> </table>			Previous EC / Existing Building			Proposed Configuration			Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	-	-	-	Wing A	B+GP+P+16	54.00	-	-	-	Wing B including MHADA	B+GP+P+16	54.00	-	-	-	Wing C	2B+GP+P+17	57.00	-	-	-	Wing D	2B+GP+P+17	57.00	-	-	-	Wing E	2B+GP+P+17	57.00	-	-	-	Wing F	2B+GP+P+17	57.00	-	-	-	Wing G	B+GP+P+16	54.00
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			Commercial wing	G + P (Above basement)	6.80
			Club House	G + 1	8.40
23.	Total number of tenements	Residential Flats - 561 Nos. (Residential Population - 2805)			
		Commercial Shops - 19 Nos. (Commercial Population - 187)			
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	256	Fresh Water	256
		Flushing (Recycled)	131	Flushing (Recycled)	131
		Recycled (Gardening)	07	Recycled (Gardening)	00
		Swimming Pool	01	Swimming Pool	00
		Total	394	Total	387
		Excess treated water	176	Excess treated water	183
25.	Water Storage Capacity for Firefighting/UGT	UGT for residential - 879 CMD UGT for Commercial - 6 CMD OHWT - 25 CMD for each wing			
26.	Source of water	Pimpri Chinchwad Municipal Corporation (PCMC)			
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season - 13.50 m. to 19.00 m. BGL (16.25 m. Avg.) Rainy Season - 6.50 m. to 9.50 BGL (8.00 m. Avg.) Winter Season - 10.00 m. to 14.25 m. BGL (12.13 m. Avg.)		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	No. of recharge pits: Total 6 Nos. (4 for Roof-Top & 2 for Surface Run-Off) Size: a) 1.50 m. X 2.50 m. X 2.00 m. Depth with 60 m. deep 6" Dia. Bore Well via 1 No. 0.9 m. Dia. 1.0 m. Depth of de-siltation pit for Roof Top RWH & b) 2.25 m. X 2.25 m. X 1.50 m. Depth with 60 m. deep 6" Dia. Bore Well via 2 No. 0.9 m. Dia. 1.0 m. Depth of de-siltation pit for Surface Run Off RWH.		
		Details of UGT tanks if any:	NA		
28.	Sewage and Wastewater	Sewage generation in CMD:	349 KLD		
		STP technology:	MBBR		
		Capacity of STP (CMD):	355 KLD		
29.	Solid Waste Management during	Type	Quantity (kg/day)	Treatment / disposal	
		Dry waste:	18	Collected by Ghanta gadi	

	Construction Phase	Wet waste:	20	Collected by Ghanta gadi	
		Construction waste	Excavated material from construction Activity	Used within plot for leveling and road development, balance will be sent to authorised vendor as per C&D Waste Management Rules, 2016.	
		Type	Quantity (kg/day)	Treatment / disposal	
30.	Solid Waste Management during Operation Phase	Dry waste:	589	Will be handed over to authorized Agency	
		Wet waste:	861	Treated in OWC machine within site	
		Hazardous waste:	NA	NA	
		Biomedical waste:	NA	NA	
		E-Waste	09	Will be handed over to authorized Agency	
		STP Sludge (dry)	75	Used as Manure and rest will be handed over to nursery	
31.	Green Belt Development	Total RG area (m ²):		1,010.00 (mandatory open space)	
		Existing trees on plot:		00	
		Number of trees to be planted:		123	
		Number of trees to be cut:		00	
		Number of trees to be transplanted:		00	
32.	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		18 KW	
		During Operation phase (Connected load):		3722.77 kW	
		During Operation phase (Demand load):		1512.43 kW	
		Transformer:		3 X 630 KVA	
		DG set:		1 X 380 KVA	
		Fuel used:		HSD	
33.	Details of Energy saving	Energy Conservation Measures in %: 22.05 % • Solar water heating • Solar PV system			
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs. in Lakh)	
		Capital	Air, water, land, biological environment and socio - economic environment		33.62
		O & M	Air, water and Noise Monitoring		1.61
		Component	Details	Capital (Rs. in Lakh)	O&M (Rs. in Lakh /Y)
		Sewage treatment	STP	34.50	15.00

35.	Environmental Management plan Budget during Operation phase	RWH	Recharge pit	7.25	0.30
		Solid Waste	OWC	21.75	4.83
		Swimming Pool	-	59.00	4.13
		E - waste	Handed over to Authorized agency	-	-
		Green Belt Development	Plantation	15.74	2.24
		Energy saving	Solar water heating + Solar PV	51.75	5.18
		Environmental Monitoring	EMP costing	MoEF&CC approved laboratory	6.583
		Disaster Management	DMP Budgetary Allocation	145.00	4.24
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4 - Wheeler	371	399	2
		2 - Wheeler	644	644	12.5
37.	Details of Court cases / litigations w.r.t. the project and project location if any.			NA	

3. The proposal has been considered by SEIAA in its 261st (Day-3) meeting held on 14.06.2023 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 ensure minimum 9 m width for entry and exit of the project.
2. PP to submit the note regarding plot and plot boundary with reference to DP.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1010.00 m² on ground. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for - FSI - 34375.88 m², Non FSI-

26493.03 m2, Total BUA- 60,868.91 m2. (Plan approval No. BP/EC/Moshi/01/2023, dated-21.02.2023) (FSI restricted as per approval and non FSI as per appraisal)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and

night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for

- implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

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

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

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

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, 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: 7/21/2023 5:17:07 PM

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/302848/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 01.01.2024

To
M/s Global properties,
(Through Mr. Harish Poonaram Choudhary),
G. No. 361(P) at Moshi, Taluka: Haveli,
Dist.: Pune.

Subject : Environmental Clearance for Proposed Residential and commercial development on G. No. 361(P) at Moshi, Taluka: Haveli, Dist.: Pune by M/s Global properties through Mr. Harish Poonaram Choudhary - Corrigendum in EC regarding

Reference : 1. Application no. SIA/MH/MIS/302848/2023
2. Earlier EC vide letter no. EC23B038MH112395 (File number: - SIA/MH/INFRA2/406427/2023) dated: 21.07.2023

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide letter no. EC23B038MH112395 (File number: - SIA/MH/INFRA2/406427/2023) dated: 21.07.2023. Now, you have applied for corrigendum in Environment Clearance dated 21.07.2023. Your Proposal was considered in 267th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 17th October, 2023 and SEIAA decided to grant corrigendum in Environment Clearance dated 21.07.2023 as below-

Sr no and Particulars in the EC dated 21.07.2023	As mentioned in the EC dated 21.07.2023	Corrigendum shall be read as
Specific Conditions B. SEIAA Condition no 5	SEIAA after deliberation decided to grant EC for - FSI - 34375.88 m2, Non FSI-26493.03 m2, Total BUA- 60,868.91 m2. (Plan approval No. BP/EC/Moshi/01/2023, dated- 21.02.2023) (FSI restricted as per approval and non FSI as per appraisal)	SEIAA after deliberation decided to grant EC for - FSI - 47,690.51 m2, Non FSI- 26493.03 m2, Total BUA- 74,183.54 m2. (Plan approval No. BP/EC/Moshi/01/2023, dated- 21.02.2023) (FSI restricted as per appraisal and non FSI as per approval)

All the other terms and conditions mentioned in the EC dated 21.07.2023 shall remain the same.


Pravin Darade
(Member Secretary, SEIAA)



TEST REPORT

Report No:	EHSM/2025/Nov/R-817	Issue Date	18/11/2025
Name and Address of Customer	Proposed Residential and commercial development behalf of M/s. Global properties through Mr. Harish Poonaram Choudhary at G. No. 361(P) at Moshi, Pune.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	11/11/2025	Sampling duration	1440 Min
Sampling Location	Near Entrance	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	26°C
Relative Humidity	58%	Sampling done by	Client
Start Date of Analysis	12/11/2025	End Date of Analysis	18/11/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	28.0	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	35.0	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	58.6	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	29.0	µg/m ³	≤ 60	

Remark- All above results is within National Ambient Air Quality standards.



R.P.
Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Nov/R-818	Issue Date	18/11/2025
Name and Address of Customer	Proposed Residential and commercial development behalf of M/s. Global properties through Mr. Harish Poonaram Choudhary at G. No. 361(P) at Moshi, Pune.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	11/11/2025	Sampling duration	1440 Min
Sampling Location	Project Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	26°C
Relative Humidity	58%	Sampling done by	Client
Start Date of Analysis	12/11/2025	End Date of Analysis	18/11/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	20.4	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	30.3	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	62.6	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	32.0	µg/m ³	≤ 60	

Remark- All above results is within National Ambient Air Quality standards.



R.P.
Authorized Signatory
Mr. Rahul Patil
(Director)

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.

Register Office Address :
C-7, Omkar Kudale Patil Estate, Manik
Baugh, Sinhgad Road, Pune - 411051.
+91 20 2435 6133
+91 90961 85285 / +91 91585 60571

Branch Office Address :
F-01, Shakuntala Complex,
Rajarampuri, 4th Lane,
Kolhapur - 416008.
+91 98343 07334

CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)

TEST REPORT

Report No:	EHSM/2025/Nov/R-819	Issue Date	18/11/2025
Name and Address of Customer	Proposed Residential and commercial development behalf of M/s. Global properties through Mr. Narish Poonaram Choudhary at G. No. 361(P) at Moshi, Pune.		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	11/11/2025	Sampling duration	Spot Time
Sampling done by	Client		

Results

Sl. No.	Locations	Result dB(A)		Specifications (MPCB Standards dB(A))	Methods
		Day	Night		
1.	Near Entrance	50.9	42.7	55/45	CPCB Guideline
2.	Project Site	53.3	41.3		

Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -55/45 dB.



R.P.
Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Nov/R-820	Issue Date	18/11/2025
Name and Address of Customer	Proposed Residential and commercial development behalf of M/s. Global properties through Mr. Harish Poonaram Choudhary at G. No. 351(P) at Moshi, Pune.		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	11/11/2025	Sampling Time	13.30 PM
Start Date of Analysis	12/11/2025	End Date of Analysis	18/11/2025
Sampling Location	Project Site	Sampling Procedure	-
Sampling done by	Client	Sample Quantity	02 Kg

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	pH at 25°C	7.29	--	IS 2720(Part 26) 1987
2	Conductivity	379	µS/cm	IS 14767 : 2000
3	Organic Matter	0.80	mg/Kg	IS 2720 (Part 22) 1972
4	Available Nitrogen (as N)	127.0	mg/Kg	Manual Of Soil Testing
5	Available Phosphorus	27.0	mg/Kg	Manual Of Soil Testing
6	Available Potassium (as K)	132.0	mg/Kg	Manual Of Soil Testing
7	Zinc (aszn)	1.0	mg/Kg	Manual Of Soil Testing
8	Boron (as B)	0.6	mg/Kg	Manual Of Soil Testing
9	Lead (as Pb)	<1.0	mg/Kg	Manual Of Soil Testing
10	Manganese (as Mn)	5.0	mg/Kg	Manual Of Soil Testing
11	Sulphate (as SO ₄)	12.0	mg/Kg	Manual Of Soil Testing
12	Chloride (as Cl)	38.0	mg/Kg	Manual Of Soil Testing
13	Sodium (as Na)	33.0	mg/Kg	Manual Of Soil Testing
14	Soil Texture	Clay	-	Manual Of Soil Testing
15	Water Holding Capacity	44.0	%	Manual Of Soil Testing
16	Magnesium (as Mg)	34.0	mg/Kg	Manual Of Soil Testing
17	Calcium (as Ca)	46.0	mg/Kg	Manual Of Soil Testing

Remark :



Authorized Signatory
Mr. Rahul Patil
(Director)



TEST REPORT

Report No:	EHSM/2025/Nov/R-821	Issue Date	18/11/2025
Name and Address of Customer	Proposed Residential and commercial development behalf of M/s. Global properties through Mr. Harish Poonaram Choudhary at G. No. 361(P) at Moshi, Pune.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	11/11/2025	Sampling Time	13.00 PM
Sampling Location	Near Project Site	Sampling Procedure	APHA 1060
Sampling done by	Client	Sample Quantity	02 L
Start Date of Analysis	12/11/2025	End Date of Analysis	18/11/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500:2012)	Methods
1	Colour	<2.0	Hazen	Max5	APHA 2120 B, 24th Ed.2023
2	Turbidity	<1.0	NTU	<1.0	APHA 2130 B, 24th Ed.2023
3	pH at 25°C	7.42	--	6.5 to 8.5	APHA 4500 H+ B, 24th Ed.2023
4	Total Dissolved Solids TDS	163.0	mg/L	Max500	APHA 2540 C, 24th Ed.2023
5	Calcium (as Ca)	38.9	mg/L	Max 75	IS 3025 (Part 40)
6	Chloride(as Cl)	20.6	mg/L	Max 250	APHA 4500 Cl ⁻ B, 24th Ed.2023
7	Residual Free Chlorine (as Cl)	0.32	mg/L	Min 0.2	APHA 4500 Cl ⁻ B, 24th Ed.2023
8	Iron(as Fe)	<0.1	mg/L	Max 0.3	APHA 3111 B, 24th Ed.2023
9	Magnesium (as Mg)	10.6	mg/L	Max 30	IS 3025 (Part 46):2019
10	Sulphate (as SO ₄)	11.5	mg/L	Max 200	IS 3025 (Part 24):2022
11	Total Hardness(as CaCO ₃)	78.0	mg/L	Max 200	IS 3025 (Part 21):2019
12	Total Alkalinity (as CaCO ₃)	84.1	mg/L	Max 200	IS 3025 (Part 23):2019

Remark- The above water sample Complies with required limit as per IS 10500:2012.



Authorized Signatory
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CERTIFICATIONS :
ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018
ISO/IEC 17025 : 2017 (NABL)



TESTREPORT

Report No:	EHSM/2025/Nov/R-822	Issue Date	18/11/2025
Name and Address of Customer	Proposed Residential and commercial development behalf of M/s. Global properties through Mr. Harish Poonaram Choudhary at G. No. 361(P) at Moshi, Pune.		
Sample Name	Source Emission	Sample Description	Stack Material : MS
Date of Sampling	11/11/2025		Stack Height : --
Sampling Location	DG Set 62.5 KVA	Sampling duration	30 Min
Sampling done by	EHS Matrix Pvt. Ltd., Pune	Sampling Procedure	CPCB Guideline on methodologies for source emission monitoring
Sample Quantity	Thimble 1 Nos and 30 ml Solution	End Date of Analysis	18/11/2025
Start Date of Analysis	12/11/2025		

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (MPCB Consent)	Methods
1	Flue Gas Temperature	465	K		CPCB Guideline on methodologies for source emission monitoring
2	Differential Pressure	4.5	mm WG		
3	Velocity	5.0	M/s		
4	Dimensions of Stack	0.1524	Mtr.		
5	Stack Area	0.01823	M ²		
6	Gas Volume	258.4	Nm ³ /Hr		
7	Particulate Matter	38.0	mg/Nm ³	≤ 150	
8	Sulphur Dioxide (SO ₂)	0.10	Kg/day	--	

> Remark- All above results is well within MPCB Limit.



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