

Consent

From: Consent
Sent: 20 June 2025 17:08
To: 'sronashik@mpcb.gov.in'
Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2024 – March, 2025 for "Elysian" Nashik by M/s. Roongta Homes LLP
Attachments: PMR-Roongta_ELYSIAN_Oct,24 - Mar,25.pdf

To,
The SRO Nashik,
M.P.C.Board,
Kalapataru point, Sion (East),
Mumbai – 400 022.
Maharashtra

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2024 – March, 2025 for "Elysian" project is Residential and Commercial project at S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik by M/s. Roongta Homes LLP

Reference: Clearance letter no. SIA/MH/INFRA2/455101/2023 dated 08.02.2024

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,
Yours truly,
M/s. Roongta Homes LLP

C.C TO: 1. The Director, MoEF&CC, Nagpur.
2. The Secretary, Environment Department, Mantralaya, Mumbai

Thanks & Regards,
DWIRUKTI PODDAR
Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**
Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | d.poddar@eaepl.com



Corporate Office: B-1003, Enviro House, 10th Flr. Western Edge II,
W.E. Highway, Borivali (E), Mumbai - 400066.

Landline: 022-2854-1647/48/49/67/68 info@eaepl.com

Branch Offices: Mumbai | Nagpur | Pune | Tarapur | Mira Road (Lab) | Nashik | Thane

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To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2024 – March, 2025 for "Elysian" project is Residential and Commercial project at S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik by M/s. Roongta Homes LLP

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2. Environment Department, Mantralaya, Mumbai.

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Roongta Homes LLP

Corporate Office: Lalit Roongta Group, Roongta Supremus, Chandak Circle,
Tidke Colony Nashik- 422 002. Mob. : +91 777 000 2222.



LALIT
Roongta Group
Builders & Developers
INNOVATING... CREATING... TRANSFORMING

Date:25.04.2025

To,
The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Submission of Half Yearly Post Monitoring Report for the period of October, 2024 – March, 2025 for "Elysian" Residential and Commercial project at S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik by M/s. Roongta Homes LLP.

Reference: Clearance letter no. SIA/MH/INFRA2/455101/2023, Dated 08.02.2024

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M/s. Roongta Homes LLP
For ROONGTA HOMES LLP


Authorised Signatory

Authorized Signatory

C.C TO: 1. M.S., MPCB, Mumbai.
2. Environment Department, Mantralaya, Mumbai.
mail : roongtagroup@yahoo.co.in visit : roongtagroup.co.in

Roongta Homes LLP

Corporate Office: Lalit Roongta Group, Roongta Supremus, Chandak Circle,
Tidke Colony Nashik- 422 002. **Mob. : +91 777 000 2222.**



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LALIT
Roongta Group
Builders & Developers

INNOVATING... CREATING... TRANSFORMING

Date:25.04.2025

To,

The Director
Ministry of Environment, Forests & Climate Change,
Regional Office, West Central Zone,
New Secretarial Building, East wing, Civil Lane,
Near Old VCA stadium,
Nagpur - 440001.
Maharashtra.

Subject: Present status of Project work for the period of October, 2024 – March, 2025.

Reference: Clearance letter no. SIA/MH/INFRA2/455101/2023 dated 08.02.2024

Dear Sir,

This is with reference to the above subject, our "Elysian" Residential and Commercial project at S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik by M/s. Roongta Homes LLP.

The present project status at site is as follows:

Wings	floors	Status
A Wing	Lower Ground+ Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +27 Floors	Retaining wall RCC work in progress. Column casting work in progress. Lower ground slab RCC work in progress.
B Wing	Lower Ground+ Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +27 Floors	Retaining wall RCC work in progress. Column casting work in progress. Lower ground slab RCC work in progress.
C Wing	Lower Ground+ Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +27 Floors	Raft slab & Column footing work in progress.

mail : roongtagroup@yahoo.co.in visit : roongtagroup.co.in

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Tidke Colony Nashik- 422 002. Mob. : +91 777 000 2222.



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D Wing	Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +32 Floors	Excavation work in progress.
E Wing	Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +32 Floors	Excavation work in progress.
Common works	All levels	Club house above terrace RCC work in progress. Underground water tank RCC work in progress. S.T.P. work RCC in progress. Non tower area column footing, raft & retaining wall work in progress.

Thanking you,

Yours truly,

M/s. Roongta Homes LLP
For ROONGTA HOMES LLP

Authorised Signatory

Authorized Signatory

DATA SHEET

Developer

**M/s. ROONGTA HOMES LLP
“Elysian”**

**S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala
Convent School, DK Nagar, Gangapur Road, Nashik 422013**

MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests
Regional Office, West Central Zone, Nagpur.

Monitoring Report

PART – I

DATA SHEET

1.	Project type: river-valley/ mining/ Industry/thermal/ nuclear/ Other (specify)	Building and Construction projects
2.	Name of the project	“Elysian” project is Residential and Commercial project by M/s. Roongta Homes LLP
3.	Clearance letter (s) / OM/ no and date:	File No. SIA/MH/INFRA2/455101/2023 dated 08.02.2024
4.	Location	S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013
a.	District (s)	Nashik
b.	State (s)	Maharashtra.
c.	Latitude / Longitude	---
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	Mr. Yogesh Tulshyan, C-4, Roongta Residency, Bhagwati Devi Marg, Rajiv Nagar, Nashik 422009, Tele. +91 83467893955
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	Mr. Sandip Chavanke, A-4, Kanhaiya Residency, Gurudatt Nagar, Jail Road, Nashik Road, Nashik 422101, Tele. +91 9356889989
6.	Salient features	

a.	of the project	Total Plot area: 16018.00 Sq.m FSI Area: 79,1331.43 Sq.m. Non FSI Area: 52,184.33 Sq.m Total BUA: 1,31,315.76 sq. m.
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u> Sewage Treatment Plant with capacity of 320 KLD will be provided for treating the wastewater. Recycled wastewater will be used for Flushing, gardening etc. 2. <u>Water Management:</u> Rain Water Harvesting shall be provided to raise the ground water table. Quantity & Size of recharge Tank- 11 Nos. recharge pits of (4 Rooftop & 7 Surface) 3. <u>Solid Waste Management:</u> Biodegradable waste will be treated in OWC, manure obtained will be used for landscaping. Non-biodegradable waste will be recycled/reused/sold/handed over to local authorized vendors 4. Solar energy will be used as back-up to main source including streets and buildings.
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	Total Plot area: 16018.00 Sq.m FSI Area: 79,1331.43 Sq.m. Non FSI Area: 52,184.33 Sq.m Total BUA: 1,31,315.76 sq. m
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only	Not Applicable.

	agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	
a.	SC, ST / Adivasis	---
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)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the year of price reference	Total cost: Rs. 290.0 Cr.
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost- Rs. 193.34 Lacs O & M Cost – Rs. 24.97 Lacs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether (c) includes the cost of environmental management as shown in the above	Yes
e.	Actual expenditure incurred on the project so far	Rs. 17,88,56,995/-
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 1428.43 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and

		palms are planned in the complex. Different species selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or planned)	05/07/2024
b.	Date of completion (Actual and/ of planned)	31/03/2032
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	17.10.2024; 20.02.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	File No. SIA/MH/INFRA2/455101/2023 dated 08.02.2024 Address: - S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013

COMPLIANCE REPORT

Developer

**M/s. ROONGTA HOMES LLP
“Elysian”**

**S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala
Convent School, DK Nagar, Gangapur Road, Nashik 422013**

COMPLIANCE REPORT

TERMS & CONDITIONS

SEAC Specific Conditions -

1.	PP to submit Copy of IOD	PP has submitted IOD DETAILS A1/IOD/709/203 dated 27.09.2023 FSI area:79131.43 + Non FSI area: 52187.33= TCBUA= 131315.76 m2
2.	PP to submit mitigation measures for soil erosion	To control the soil erosion following measures will be taken on the site : 1. Cutting and properly stacking the top soil on levelled surface 2. Establishing proper drainage arrangement around the Top soil 3. Covering of top soil 4. Development is proposed using natural contours to avoid land excavation thus preventing loosening of soil to large extend 5. Providing pervious paver blocks for water absorption in paved areas 6. Maintaining gradual slope to drive ways 7. Providing catch pit to arrest the eroded soil thereby there by reusing in plot itself 8. Designing drainage system in accordance with contour of the plot Submitting herewith the layout and sections indication the retention structures planned in the layout and barricading RG area to avoid erosion,
3.	PP to submit details of green belt development plan and geo tag the trees to be planted offsite	PP will submit offsite plantation details with geotag after plantation of trees
4.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.	PP have proposed electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5.	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	PP have assure that recycled or tanker water shall be used for the proposed construction.
<u>SEIAA Specific Conditions -</u>		
1.	PP has provided mandatory RG area of 1428.43 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same..	Yes, PP noted the condition & agreeable to the same.

2.	This EC is restricted for Wing D and E up to 127.15 m height only as per CFO NOC.	Yes, PP noted the condition & agreeable to the same.
3.	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.	Yes, PP noted the condition & agreeable to the same.
4.	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources.	Yes, PP noted the condition & agreeable to the same.
5.	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.	Yes, PP noted the condition & agreeable to the same.
6.	SEIAA after deliberation decided to grant EC for FSI – 79,131.43 Sq.m; Non - FSI – 52,184.33 sq.m; Total BUA – 1,31,315.76 Sq.m. (Plan approval – TPD/VS/709/2023, dated-27.09.2023)	We have granted with EC for FSI – 79,131.43 Sq.m; Non - FSI – 52,184.33 sq.m; Total BUA – 1,31,315.76 Sq.m..

General Conditions for Construction Phase: -

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
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.	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with	Used oil would be generated from the site, will be disposed through Authorized vendor of MPCB.

	necessary approvals of the Maharashtra pollution Control Board.	
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.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which is connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP is not drawing any water from ground. We are using only Tanker water for construction.
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.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition noted.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
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	The cut & fill is minimum to the extent possible. The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import

	protected and improved.	and export of soil from site.
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.	Soil testing was done and accordingly to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
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.	DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition noted.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	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.	Following care are taken regarding noise levels with conformation to the residential area. 1. Use of well-maintained equipment fitted with silencers. 2. Noise shields near the heavy construction operations are provided. 3. Construction activities are limited to daytime hours only. Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities. The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the concern

		authority.
19.	Diesel power generating sets proposed as sources 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 GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	- D.G. sets will be provided as back up for Commercial buildings. - D.G. sets of 3 X 400 kVA will be provided with silencer & acoustic enclosures. The stacks shall be provided as per MPCB norms.
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.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
General Conditions operation phase :-		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system. Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping. Non-biodegradable Waste shall be managed through recyclers.
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	There will be minor generation of E-waste which will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution	STP with 320 KLD will be provided. Construction and installation of STP shall be carried out by expert consultant. Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development. After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.

	Control Board. Necessary measures should be made to mitigate the odour problem from STP.	
4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed 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 in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
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 must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is Noted.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”. • Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles. • Width of all internal roads (m): Minimum 9.00 m. wide road.
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition Noted.

8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	- The green area proposed is 320.56 m². Accordingly, same will be provide as per approved plan. - A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. - There will be a tree plantation of about 80 nos. of trees. Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise breaks- up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	EMP cost has been worked out and allocated for all air pollution devices and other facilities. EMP Cost: Capital Cost- Rs. 193.34 Lacs O & M Cost – Rs. 24.97 Lacs
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in .	The condition is noted.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st	PP is herewith submitting six monthly reports to Environment De PP is regularly submitting partment, Mantralaya & MPCB.

	December of each calendar year.	
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.	Yes, PP noted the condition & agreeable to the same.
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 mainly; 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.	Regular monitoring is been carried out and the results of the same are submitted to concern authority along with the report.

General EC Conditions: -

1.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	Condition is noted.
2.	If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.	Consent to Establish has been obtained: Format1.0/CC/UAN No.0000195477/CE/2406000343 dated 05.06.2024 Copy is enclosed.
3.	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 is already obtained. Obtained Consent to Establish.
4.	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional	PP is regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.

	Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	
5.	The environmental statement for each financial year ending 31 st 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.	Yes, PP noted the condition & agreeable to the same.
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the 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 of the Hon'ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, PP noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from 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.	Condition is noted & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, PP noted the condition & agreeable to the same.

10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, 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.	Yes, PP noted the condition & agreeable to the same.
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Yes, PP noted the condition & agreeable to the same.

ENERGY CONSERVATION MEASURES

Developer

**M/s. ROONGTA HOMES LLP
“Elysian”**

**S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala
Convent School, DK Nagar, Gangapur Road, Nashik 422013**

ENERGY

Particulars	Load
Connected Load	5918 kW
Maximum Demand	2690 kW
D.G sets	400 kVA - 3 Nos.
Transformer	630 kVA- 5 Nos.

ENERGY SAVING MEASURES :

The following Energy Conservation Methods are proposed in the project.

- Auto Timer control for external & common lighting.
- Use of LED lamps in all public/ common areas.
- Electronic V3F Drives for Elevators.
- Solar PV Panel power for common area lighting.

58

DETAIL CALCULATIONS & % OF SAVING

[illegible]

59

ECBC DETAILS

Sr. No.	Point Description	Minimum Required (As per ECBC 2007)	Actually Provided
1	Total terrace area available in the project		2,255.26 Sq.m
2	Total usable terrace area for solar panels & Solar hot water (Confirmed through Shadow Analysis)		1,725.10 Sq.m
3	Actual area proposed to be utilized for generating solar energy / Hot Water	(20% of the actual proposed area)	1,345.10 Sq.m
4	Connected Load		5,918.00 kW
5	Demand Load		2,690.00 kW
6	1% demand load / energy proposed to be generated through renewable sources as a percentage of demand load.	26.90 kW (1% of Demand Load)	134.51 kW (5.00 % of demand load)
7	20% water heating / water heating capacity provided as percentage of total water heating requirement.	-	-
8	Actual solar energy generated through renewable sources		Solar PV- 134.51 KW
9	Cost for renewable energy including water heating		Rs. 87,43,248/-
10	Essential power load for fire fighting Lifts Etc required during emergency		-
11	Actual DG backup provided which should equal to or more than 10% of maximum demand or equal to all emergency requirements like Fire Fighting Pumps, Fire Lifts, Emergency Lighting, Water Pumps, STP, Solid Waste Treatment Plant, Water Treatment Plant Etc. whichever is higher.		3 x 400 KVA

12	Special Mitigating factors provided in the project for the efficient use of project	
a) Latest transformer	Permissible losses for oil type transformers to be as per table 7-2 of ECBC. Total losses for oil type transformers shall confirm with Indian Standard IS 1180.	5 x 630 KVA
b) Fuel efficient Automated DG set	BEE star rated DG sets shall be used in all compliant buildings. DG sets in buildings greater than 20,000 m2 BUA shall have minimum 3 stars rating in ECBC Buildings	Yes
c) If power quality is poor then the special provision like capacitor bank etc provided		Yes
d) LED	LPD of common areas as per space function method, to not exceed the baseline values as per ECBC.	Yes
e) Solar PV	1% of Total Demand Load (26.90 kW)	Yes
f) Solar Hot Water	-	-
g) Lighting Dimmer	90% of interior lighting fittings in building or space of building larger than 300 m2 shall be equipped with automatic control device.	Yes
h) Lighting Timers		Yes
i) Energy Efficient Lift	Energy Efficient Lifts-BEE Certified	Yes
j) Star Rated Pumps	Energy Efficient Pumps-BEE Certified	Yes
Star Rated Motors	Motors of IE 2 (high efficiency) class or a higher class	Yes
k) Occupancy/ Lighting Sensors	90% of interior lighting fittings in building or space of building larger than 300 m2 shall be equipped with automatic control device	Yes
l) 5 Star Rated Heat Pumps	Yes	Yes
13	Total Power saving	Residential - 16.32 %

FOR RESIDENTIAL TOWERS:		
14	Exterior Wall Construction	U factor: 2.5 W/m².K U Value: 1.03 W/sm.K 6" External AAC Wall both sides plastered
15	Roof Construction U factor: 2.5 W/m².K	Residential U factor: 1.2 W/m².K U Value: 1.00 W/sm.K Heat reflective tiles +150 mm Brick Bat Waterproofing + 12.5mm thick chemical waterproofing+ 150mm thick RCC slab
16	Glazing	U Factor:5.7W/m².K SHGC:0.25 VLT:40 U factor:5.68 W/m².K SHGC:0.25 VLT:40
17	WWR	<60% 32%
18	Shading Devices	NA As per design
19	Lighting Power Density	LPD: Common areas:0.84 w/Sq.ft Parking:0.20 W/sq.ft LPD: Common areas:0.42 w/Sq.ft Parking:0.1 W/sq.ft
20	EPI Ratio for Residential towers (EPI Ratio can be calculated through energy modelling considering Wall, Roof, Glass U value, Lighting Design & HVAC design in any.)	<1 0.84

HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT

OF

"Elysian"

For

October, 2024 – March, 2025

Developer

M/s. ROONGTA HOMES LLP

"Elysian"

**S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala
Convent School, DK Nagar, Gangapur Road, Nashik 422013**

Prepared by

ENVIRO ANALYSTS & ENGINEERS P. LTD.,

Ambient Air Quality Monitoring Report

Report No. - EAEPL/A/10/24/02613A			Report Date – 25.10.2024
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work Order # EC/VO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/10/24/02613A (Near Main Gate of Site)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	17.10.2024	Date of Receipt	18.10.2024
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	18.10.2024 to 19.10.2024		
Report for the month	OCTOMBER, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)	Relative Humidity (%)		Duration of Monitoring
32°C	56%		8 Hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	82.14	100 µg/m ³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	41.28	60 µg/m ³	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO ₂)	22.08	80 µg/m ³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	24.56	80 µg/m ³	IS 5182 Part 6 (2006) Reaffirmed 2022

Remark: All the measured values are within NAAQS limits.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

Ambient Noise Level Monitoring Report

Report No. - EAEPL/N/10/24/02613B			Report Date - 25.10.2024
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work Order # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/10/24/02613B	Sample quantity and packing	Not Applicable
Date of Sampling	17.10.2024	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	OCTOMBER, 2024		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate at Site	dB(A) Leq.	54.8	44.2	55	45
Near Center Side at site	dB(A) Leq.	54.5	42.5	55	45
Near Back Side at Site	dB(A) Leq.	52.3	44.3	55	45
Near Site Office Area	dB(A) Leq.	51.7	43.1	55	45

Remark: The noise level was observed to be within CPCB limit at all of the locations.

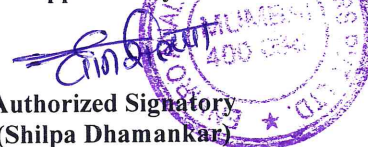
For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamankar)

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-----End of Report-----

Water Sample Analysis Report

Report No. - EAEPL/W/10/24/02613C			Report Date – 25.10.2024
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work Order # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/10/24/02613C (Near Back side of site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	18.10.2024	Date of Receipt	18.10.2024
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	18.10.2024 to 25.10.2024		
Report for the month	OCTOMBER, 2024		

Discipline: Chemical

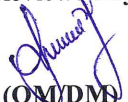
Group: Water

Parameters	Unit	Results	Method
pH	-	7.86	IS 3025 (Part 11) 2022
Turbidity	NTU	<1.0	IS 3025 (Part 10) 2023
TDS	mg/L	348.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	126.10	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	38.37	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	255.10	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	52.10	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	26.95	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.86	APHA 4500-NO3 B (24 th Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (24 th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023

Note: ND – Not Detected

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


 (QM/DM)
 (Shweta Sonawane)

Approved by


 Authorized Signatory
 (Shilpa Dhamankar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
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-----End of Report-----

Water Sample Analysis Report

Report No. -EAEPL/W/10/24/02613C			Report Date – 24.10.2024
Name of Customer	M/s. ROONGTA HOME LLP		
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/10/24/02613C (Near Back side of site)	Sample quantity and packing	500ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	18.10.2024	Date of Receipt	18.10.2024
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	18.10.2024 to 19.10.2024		
Report for the month	OCTOBER, 2024		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Shweta Sonawane)

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-----End of Report-----

Soil Sample Analysis Report

Report No. - EAEPL/S/10/24/02613D			Report Date - 24.10.2024
Name of Customer	M/s. ROONGTA HOME LLP		
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/10/24/02613D (Near Centre side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	18.10.2024	Date of Receipt	18.10.2024
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	18.10.2024 to 25.10.2024		
Report for the month	OCTOMBER, 2024		

Discipline: Chemical

Group: Soil & Rock

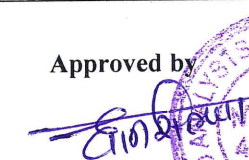
Parameters	Unit	Results	Method
Ph	--	7.41	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	810.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	21.18	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	33.94	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.18	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	108.04	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	612.3	IS 14684:1999 (Reaffirmed 2019)
Exchangeable Ca	mg/kg	2298.17	EPA 9080
Exchangeable Mg	mg/kg	210.26	EPA 9080
Sulphate	mg/kg	31.58	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.84	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	810.84	EPA 3050B
Potassium (K)	mg/kg	989.22	EPA 3050B
Copper (Cu)	mg/kg	562.18	EPA 3050B
Iron (Fe)	mg/kg	61548.64	EPA 3050B
Lead (Pb)	mg/kg	12.51	EPA 3050B
Zinc (Zn)	mg/kg	112.71	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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-----End of Report-----

TEST REPORT

Report No. - EAEPL/A/02/25/00363			Report Date – 28.02.2025
ULR Number: TC1118925000000363F			
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Ambient Air	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/A/02/25/00363 (Near Main Gate No. 2)	Sample quantity and packing	PM ₁₀ = 1 * 1 No. Filter paper. PM _{2.5} = 1 * 1 No. Filter paper. SO ₂ = 30ml * 2 No. PVC bottle. NO ₂ = 30ml * 2 No. PVC bottle.
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	20.02.2025	Date of Receipt	21.02.2025
Sampling Procedure	EAEPL/LAB/SOP/01		
Period of Analysis	21.02.2025 to 22.02.2025		
Report for the month	February, 2025		

Discipline: Chemical

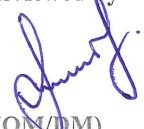
Group: Atmospheric Pollution

Environmental Conditions			
Ambient Air Temperature (°C)		Relative Humidity (%)	Duration of Monitoring
30°C		54%	8 Hours
RESULTS			
Tests Parameter	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM ₁₀)	83.71	100 µg/m³	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM _{2.5})	41.99	60 µg/m³	IS 5182 (Part 24) 2024
Sulphur Dioxide (SO ₂)	16.33	80 µg/m³	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO ₂)	20.03	80 µg/m³	IS 5182 Part 6 (2006) Reaffirmed 2022

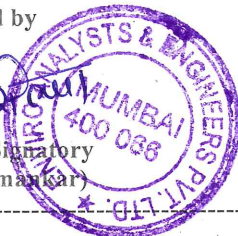
Remark: All the measured values are within NAAQS limits.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QM/MM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)


Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).
2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----

TEST REPORT

Report No. - EAEPL/N/02/25/00365			Report Date - 28.02.2025
ULR Number: TC111892500000365F			
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Ambient Noise	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/N/02/25/00365	Sample quantity and packing	Not Applicable
Date of Sampling	20.02.2025	Date of Receipt	Not Applicable
Sampling Procedure	EAEPL/LAB/SOP/04		
Period of Analysis	Not Applicable		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Const. Area. No.01	dB(A) Leq.	53.2	41.8	55	45
Near Main Gate of Const. No.02	dB(A) Leq.	53.4	43.0	55	45
Near Main Gate of Site Office	dB(A) Leq.	53.5	40.5	55	45
Centre Site of Const. Site	dB(A) Leq.	53.4	40.2	55	45

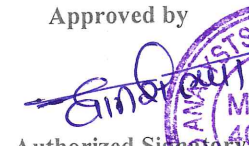
Remark: The noise level was observed to be within CPCB limit at all of the locations.

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QMDM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamanikar)

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TEST REPORT

Report No. - EAEPL/W/02/25/00366			Report Date – 28.02.2025
ULR Number: TC1118925000000366F			
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	
Sampling locations and Sample Code	EAEPL/W/02/25/00366 (Near Back Side of Site)	Sample quantity and packing	2 L X 1 No. PVC Can
		Sample Preservation	Cool -Transported and stored at 5 °C (± 1°C).
Date of Sampling	21.02.2025	Date of Receipt	21.02.2025
Sampling Procedure	EAEPL/LAB/SOP/02		
Period of Analysis	21.02.2025 to 28.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.82	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	552.0	IS 3025 (Part 16) 2023
Alkalinity	mg/L	300.70	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	62.53	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	371.49	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	99.40	IS 3025 (Part 40) 1991 Reaffirmed 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	89.58	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	15.48	APHA 4500-NO3 B (24 th Edition)
Fluoride	mg/L	ND	APHA 4500 F-D (24 th Edition)
Heavy Metals:			
Iron (Fe)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Copper (Cu)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Zinc (Zn)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Lead (Pb)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023
Chromium (Cr)	mg/L	ND	IS 3025 (Part 2) 2019 Reaffirmed 2023

Note: ND – Not Detected

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by

(QM/DM)

(Shweta Sonawane)

Approved by

Authorized Signatory
(Shilpa Dhamankar)

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TEST REPORT

Report No. - EAEPL/W/02/25/00366			Report Date – 28.02.2025
ULR Number: TC1118925000000366F			
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Tanker Water Sample	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/W/02/25/00366 (Near Back Side of Site)	Sample quantity and packing	250 ml X 1 No. St. PP. Bottle
		Sample Preservation	Cool -Transported and stored at 5°C (± 1°C).
Date of Sampling	21.02.2025	Date of Receipt	21.02.2025
Sampling Procedure	EAEPL/LAB/MB/SOP/17		
Period of Analysis	22.02.2025 to 24.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Biological

Group: Water

Parameters	Unit	Results	Method
Microbiological Analysis:			
Coliforms	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory
(Shweta Sanyal)

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TEST REPORT

Report No. - EAEPL/S/02/25/00367			Report Date - 28.02.2025
ULR Number: TC1118925000000367F			
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Soil	Sample Collected by	EAEPL Laboratory
Sampling locations and Sample Code	EAEPL/S/02/25/00367 (Near Center Side of Site)	Sample quantity and packing	1000gm X 1 Zip lock bag
		Sample Preservation	Transported & stored in dry area.
Date of Sampling	21.02.2025	Date of Receipt	21.02.2025
Sampling Procedure	EAEPL/LAB/SOP/03		
Period of Analysis	21.02.2025 to 28.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

Group: Soil & Rock

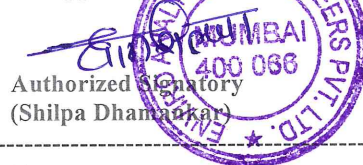
Parameters	Unit	Results	Method
Ph	--	6.75	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	840.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	11.82	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	33.92	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	1.98	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	115.25	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	612.83	IS 14684:1999 (Reaffirmed 2019)
Exchangeable Ca	mg/kg	2292.53	EPA 9080
Exchangeable Mg	mg/kg	239.37	EPA 9080
Sulphate	mg/kg	52.26	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.55	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	1819.20	EPA 3050B
Potassium (K)	mg/kg	559.75	EPA 3050B
Copper (Cu)	mg/kg	42.45	EPA 3050B
Iron (Fe)	mg/kg	50471.13	EPA 3050B
Lead (Pb)	mg/kg	2.80	EPA 3050B
Zinc (Zn)	mg/kg	45.25	EPA 3050B

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by


(QM/DM)
(Shweta Sonawane)

Approved by


Authorized Signatory
(Shilpa Dhamankar)

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TEST REPORT

Report No. - EAEPL/SE/02/25/00364			Report Date - 28.02.2025
ULR Number: TC1118925000000364F			
Name of Customer	M/s. ROONGTA HOME LLP		Reference – Work # EC/WO/702/2023 Dtd. 16.10.2023
Site Address	"Roongta Elysian" S.No. 702/6/2, Plot No. 1&2, F.P. No.430 as per T.p. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013		
Nature and Description of Sample	Stack	Sample Collected by	EAEPL Laboratory.
Sampling locations and Sample Code	DG SET (160 KVA DG) EAEPL/SE/02/25/00364	Sample quantity and packing	PM = 1 * 1 No. Thimble SO ₂ = 45 ml * 1 No. PVC Bottle NO _x = 25 ml * 1 No. PVC Bottle
		Preservation	Cool -Transported and stored at 5°C (± 1°C)
Date of Sampling	20.02.2025	Date of Receipt	21.02.2025
Sampling Procedure	IS 11255 (Part 3) - Method for Measurement of emissions from stationary sources. & EAEPL/LAB/FM/15B - Sampling Plan Checklist.		
Period of Analysis	21.02.2025 to 24.02.2025		
Report for the month	FEBRUARY, 2025		

Discipline: Chemical

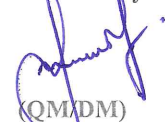
Group: Atmospheric Pollution

Sr. No.	Particulars	Results	Method
1	Particulate Matter (PM)	13.60 mg/Nm ³	IS 11255 (Part 1) 1985 Reaffirmed 2019
2	Sulphur Dioxide (SO ₂)	3.95 kg/day	IS 11255 (Part 2) 1985 Reaffirmed 2019
3	Oxides of Nitrogen (NO _x)	10.23 mg/Nm ³	IS 11255 (Part 7) 2005 Reaffirmed 2022

Stack Details	
Name of Source	DG Set**
Stack attached to	Diesel Generator**
Stack Height from ground level, (m)	4**
Type of Fuel used	HSD**
Temperature of Flue Gas (°C)	152
Flue Gas Velocity (m/sec)	8.66

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,

Reviewed by



(QM/DM)
(Shweta Sonawane)

Approved by



Authorized Signatory
(Shilpa Dhamanikar)

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3. **Information provided by customer.

-----End of Report-----

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

ROONGTA HOMES LLP

Roongta Supremus, near Chandak circle, Shri Hari Narayan Kute Marg,
Tidke Colony, Nashik. -422002

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/INFRA2/455101/2023 dated 14 Dec 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038MH184108 |
| 2. File No. | SIA/MH/INFRA2/455101/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | "Elysian" project is Residential and
Commercial project by M/s. Roongta
Homes LLP |
| 7. Name of Company/Organization | ROONGTA HOMES LLP |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 08/02/2024

(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/INFRA2/455101/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Roongta Homes LLP.
Opp. Nirmala Convent School,
DK Nagar, Gangapur Road,
Nashik

Subject : Environmental Clearance for “Elysian” project is Residential and Commercial project at S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik by M/s. Roongta Homes LLP

Reference : Application no. SIA/MH/INFRA2/455101/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 189th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 275th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 10th January, 2024.

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

1	Proposal Number	SIA/MH/INFRA2/ 455101 /2022
2	Name of Project	“Elysian”- Residential cum Commercial Development by M/s. Roongta Homes LLP.
3	Project category	8a (B2)
4	Type of Institution	Private
5	Project Proponent	M/s. Roongta Homes LLP.
6	Consultant	Enviro Analysts and Engineers Pvt. Ltd.
7	Applied for	Environment Clearance
8	Details of previous EC	NA. Green Field Project
9	Location of the project	S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013
10	Latitude and Longitude	Latitude: 20° 1'11.11"N Longitude: 73°45'46.65"E
11	Total Plot Area (m ²)	16,018.00
12	Deductions (m ²)	1,733.68
13	Net Plot area (m ²)	14,284.32
14	Proposed FSI area (m ²)	79,131.43
15	Proposed non-FSI area (m ²)	52,184.33
16	Proposed TBUA (m ²)	1,31,315.76

17	TBUA (m ²) approved by Planning Authority till date	FSI Area: 79,131.43 Non FSI Area: 52,184.33 Total Construction Area: 1,31,315.76 IOD No. A1/IOD/709/2023 dated 27.09.2023		
18	Ground coverage (m ²) & Percentage (%)	5,996.36 & 42 %		
19	Total Project Cost (Rs.)	Rs. 290.0 Cr.		
20	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020, and its clarification thereof		
21	Details of Building Configuration:			Reason for Modification / Change
	Previous EC / Existing Building	Proposed Configuration		
		Building Name	Number of floors	Height of Bldg. (m)
				Tenements (nos.)
		Wing A	Lower Ground+ Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +27 Floors	127.15 54
		Wing B	Lower Ground+ Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +27 Floors	127.15 54
		Wing C	Lower Ground+ Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +27 Floors	127.15 54
		Wing D	Upper Ground +Ground +3 Podium + Recreational Floor + Service Floor +32 Floors	138.40 64
			Upper Ground +Ground +3	

		Wing E	Podium + Recreational Floor + Service Floor +32 Floors	138.40	64	
		Club House	Ground + 2 Floors	10.95		
22	Total number of tenements	Total:290 Nos. Tenements. & 22 Nos. Shops				
23	Water Budget					
	Dry Season (CMD)	Wet Season (CMD)				
	Fresh Water	Fresh Water	234			
	Recycled	Recycled	118			
	Gardening	Gardening	-			
	Flushing	Flushing	118			
	Total	Total	352			
	Wastewater generation	Wastewater generation	285			
24	Water Storage Capacity for Firefighting / UGT(m ³)	Details of UGT: Domestic: 234 m ³ Flushing water tank: 118 m ³ Fire Fighting UGT: 200 m ³				
25	Source of water	From Nashik Municipal Corporation				
	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon:9-12 m Post Monsoon:6-8 m			
		Size and no of RWH tank(s) and Quantity:	NA			
		Quantity and size of recharge pits:	11 Nos. recharge pits of (4 Rooftop & 7 Surface)			
		Details of UGT tanks if any:	Details of UGT: Domestic: 234 m ³ Flushing water tank: 118 m ³ Fire Fighting UGT: 200 m ³			
	Sewage and Wastewater	Sewage generation in CMD:	285 m ³ /day			
		STP technology:	MBBR Process			
		Capacity of STP (CMD):	1 No. – 320 m ³			
	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste:	18	Handed over to Authorized vendor		
		Wet waste:	27			
		Construction waste	27342 cum	4342 cum Top Soil will be used for Landscaping & plantation of trees. Out of which 10133 cum will be used for plot leveling internal road development & remaining 12867 cum will be sent on another site.		

29	Solid Waste Management during Operational Phase		Type	Quantity (kg/d)	Treatment / disposal
			Dry waste:	623	Handed over to Authorized Agency
			Wet waste:	745	Treated in OWC
			Hazardous waste:	NA	-
			Biomedical waste	NA	-
			E-Waste	12	Handed over to Authorized Recycler
			STP Sludge (dry)	14	Used as manure
30	Green Belt Development		Total RG area (m ²):	1428.43	
			Existing trees on plot:	38	
			Number of trees to be planted:	179	
			Number of trees to be cut:	38	
			Number of trees to be transplanted:	0	
31	Power requirement:		Source of power supply:	By MSEDCL	
			During Construction Phase (Demand Load):	100 kVA	
			During Operation phase (Connected load):	5918 KW	
			During Operation phase (Demand load):	2690 KW	
			Transformer:	630 kVA X 5 Nos.	
			DG set	400 kVA 3 No.	
			Fuel used	Diesel	
32	Details of Energy saving	• Auto Timer control for external & common lighting. • Use of LED lamps in all public/ common areas. • Electronic V3F Drives for Elevators. • Solar PV Panel power for common area lighting.	Total saving by Saving by Solar PV panel is 6.80 % Total saving 21.11 %		
33	Environmental Management plan budget during Construction phase	18.07 Lakhs			
34	Environmental Management plan Budget during Operation phase				
	Component	Details	Capital (lakhs)	O&M (lakhs /Y)	
	Storm Water	-	-	-	
	Sewage treatment	STP 1 No.	19.5	2.0	
	Water treatment	NA	-	-	
	RWH	11 Nos. RWH pits	22.0	1.0	
	Swimming Pool	-	42.0	3	
	Solid Waste	OWC1 No.	17.75	4.5	
	Hazardous waste	NA	-	-	
	E-waste	-	-	-	
	Green belt development	-	4.66	1.8	

	Energy saving		Solar		87.43		4.37
	Environmental Monitoring		-		From MoEF&CC approved lab		8.30
	Disaster Management + Lightening arrestor		-		739.34		44.33
35	Traffic Management		Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
			4-Wheeler	540	540	12.5	
			2-Wheeler	355	533	2.5	
			Bicycles	-	-	-	
36	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 275th (Day-1) meeting held on 10th January, 2024. 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 submit copy of IoD.
2. PP to submit mitigation measures for soil erosion.
3. PP to submit details of green belt development plan and geo-tag the trees to be planted offsite.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. 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 1428.43 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted for Wing D and E up to 127.15 m height only as per CFO NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for-FSI-79,131.43 m², Non FSI-52,184.33 m², total BUA-1,31,315.76 m². (Plan approval No-TPD/VS/709/2023, dated-27.09.2023)

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, Nashik.
6. Commissioner, Nashik Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Nashik.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000195477/CE/2406000343

Date: 05/06/2024

To,
M/s. Roongta Homes
LLP, S.No.702/6/2, "Elysian"-Plot No.1&2,
F.P. No.430 as per T.P. scheme II, Opp.
Nirmala Convent School, DK Nagar,
Gangapur Road, Nashik 422013



Your Service is Our Duty

Sub: Consent to Establish in RED category for Building and construction project.

- Ref:**
1. Application submitted by Sub-Regional Office, Nashik vide UAN No. MPCB-CONSENT-0000195477.
 2. Environmental Clearance obtained vide no. - SIA/MH/INFRA2/455101/2023 dated 08/02/2024.
 3. Minutes of 2nd Consent Committee meeting dated 29/04/2024.

Your application NO. MPCB-CONSENT-0000195477

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 in RED category is hereby granted for a period up to Commissioning of the Unit or 05 years whichever is earlier.**
2. **The capital investment of the project is Rs.290 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Residential cum commercial development project named as M/s. Roongta Homes LLP, S.No.702/6/2, "Elysian"-Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, DK Nagar, Gangapur Road, Nashik 422013 proposed on Total Plot Area of 16018.00 SqMtrs and for proposed construction BUA of 131315.76 SqMtrs as per EC granted dated 08/02/2024 including utilities and services.**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental Clearance dated 08/02/2024	16018.00	131315.76

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	285	As per Schedule - I	The treated effluent shall be 60% recycled for toilet flushing, air conditioning, cooling tower, firefighting etc. and remaining shall be connected to the Municipal sewerage system.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S1-S3	DG Sets 400 KVA (3 nos.)	3	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	745 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
2	Non Biodegradable waste	623 Kg/Day	Segregation and Storage in covered shed	Handed over to MPCB Authorized Vendor
3	STP sludge	14 Kg/Day	Storage in SDBs under covered shed.	USED as MANURE FOR GARDENING

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

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

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

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	12.00	Kg/Day	To MPCB authorized recycler/ dismantler.

- The 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 authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- 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.

16. The Project Proponent shall comply with the Environmental Clearance obtained vide No - SIA/MH/INFRA2/455101/2023 dtd 08/02/2024 for construction project having total plot area of 16018 Sqm and total construction BUA of 131315.76 Sqm as per specific condition of EC.
17. PP shall obtain Environmental Clearance from competent authority for the proposed EXPANSION activity, if any. PP shall not take effective steps towards EXPANSION construction without obtaining Environmental Clearance.
18. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.
19. This consent is issued as per Minutes of 2nd Consent Committee meeting dated 29/04/2024.

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



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	580000.00	MPCB-DR-24026	25/01/2024	RTGS

-

Copy to:

1. Regional Officer, MPCB, Nashik and Sub-Regional Officer, MPCB, Nashik
 - They are directed to ensure the compliance of the consent conditions.
 - They are directed to obtain the bank guarantee of Rs. 10 lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **320 CMD for treatment of domestic effluent of 285 CMD.**
- 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	352.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	39 Gardening

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1-S3	DG Sets (3 nos.)	Acoustic Enclosure	5.00	HSD 300 Lit/Day	1	SO2	6 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/Nm3
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- 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	C2E	Rs. 10 lakhs	Within 15 days	Towards compliance of consent conditions and EC Conditions.	31/01/2029	31/01/2030
2	C2E	Rs. 2 lakhs	Within 15 days	Towards submission of Company Board resolution for starting of excavation work at site without obtaining consent from MPCB.	31/01/2029	31/01/2030

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

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

BG Forfeiture History

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

BG Return details

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

SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

1. 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.

PUBLIC NOTICE

This is to inform that the "Elysian" Residential & Commercial Project located at S.No.702/6/2, Plot No.1&2, F.P. No.430 as per T.P. scheme II, Opp. Nirmala Convent School, D. K. Nagar, Gangapur Road, Nashik 422013 by M/s. Roongta Homes LLP, has been accorded Environmental Clearance from State Level Environment Impact Assessment Authority (SEIAA), Maharashtra. Vide No. File No. SIA/MH/INFRA2/455101/2023 and EC Identification No. EC24B038MH184108, dated 8 February 2024. The copies of the clearance letter are available with the Environment Department Maharashtra and Maharashtra Pollution Control Board. It may also be seen on the website of Ministry of Environment, Forest and Climate Change (MOEF&CC) at <https://parivesh.nic.in>

Sign

M/s. Roongta Homes LLP

जाहीर सूचना

असे सुचित करण्यात येते की, मे. रूंगटा होम्स एल एल पी यांचा 'एलिसियन', निवासी व वाणिज्य प्रकल्प सर्व्हे नं. ७०२/६/२, प्लॉट नं. १ व २, एफ.पी. नं. ४३० टी.पी. स्किम ॥ प्रमाणे, निर्मला कॉन्व्हेंट स्कुल समोर, डी. के. नगर, गंगापूर रोड, नाशिक-४२२०१३ येथे असुन याला राज्यस्तरीय पर्यावरण प्रभाव मुल्यांकन प्राधिकरण (SEIAA), महाराष्ट्र कडून पर्यावरण मंजूरी देण्यात आली आहे. फाईल क्रमांक SIA/MH/INFRA2/455101/2023 आणि EC ओळख क्रमांक EC24B038MH184108, दिनांक ८ फेब्रुवारी २०२४ द्वारे. मंजूरी पत्राच्या प्रति पर्यावरण विभाग महाराष्ट्र आणि महाराष्ट्र प्रदुषण नियंत्रण महामंडळाकडे उपलब्ध आहेत. हे पर्यावरण वन आणि हवामान बदल मंत्रालयाच्या वेबसाईटवर देखील पाहिले जावू शकते. (MOEF&CC) <https://parivesh.nic.in>

सही

मे. रूंगटा होम्स एल एल पी











