

# Knowledge City

EDUCATION PVT. LTD.

Date: 01/06/2022

To,  
**The Chief Conservator of Forest,**  
Ministry of Environment, Forests & Climate,  
Regional Office (WCZ), Ground Floor, East Wing,  
New Secretariat Building, Civil Lines.  
Nagpur- 440 001.

Subject : Half yearly Compliance report for the period from December 2021 to May 2022 for Residential, Educational Institute & Commercial township project "OXFORD CITY" at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra., by M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd.

Reference : Environmental Clearance vide no. SEIAA-EC-0000002177 dated 13<sup>th</sup> March 2020

Respected Sir,


This has reference to the above referred Environment Clearance granted to our Residential, Educational Institute & Commercial township project "OXFORD CITY" at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra., by M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd.

We are herewith submitting the half-yearly compliance report for the period of December 2021 to May 2022 with the required annexures for our project in view of the EC granted to us.

We would also like to inform that we had applied for expansion in EC for our project and have received the same vide no. SIA/MH/MIS/245322/2021 dated 13<sup>th</sup> May 2022.

Kindly consider the above and oblige.

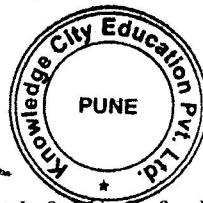
Thanking you.



Yours sincerely,

Authorized Signatory

For M/s Knowledge City Education Pvt. Ltd. & M/s Oxford Golf & Resorts Pvt. Ltd.



Copy to:

1. Regional Officer, Maharashtra Pollution Control Board, Jog Center, 3rd floor, Mumbai Pune Road, Wakdewadi, Pune – 411003.
2. The Member Secretary, Environment Department Room No. 217, 2nd Floor, Mantralaya, Mumbai- 400032.

# Six Monthly Compliance Report

June 2022

Environment Clearance for Amendment in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179,1181, 1183 to 1189, 1191 to 1198,1200 to 1204,1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra. by M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd.

For & On behalf of Mr. Haresh Shah.

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## 1 Background & Status of the Project

The project by M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd is a Residential, Educational Institute and Commercial Project located on Gat No. 1167 to 1179,1181, 1183 to 1189, 1191 to 1198,1200 to 1204,1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra.

The project received the Environmental Clearance SEIAA-EC-0000002177 from MoEFCC on 13<sup>th</sup> March 2020 for FSI: 42,53,512.80 m<sup>2</sup>, Non-FSI: 11,70,910.51 m<sup>2</sup> and Total BUA: 54,24,423.31 m<sup>2</sup> attached as **Annexure I**

We want to inform you that we were in the process of Expansion in Environmental Clearance for the same project and received the same vide SIA/MH/MIS/245322/2021 dated May 13, 2022.

As on date, we have completed 99,200.87 sq.mt. as per EC received vide no. SEIAA-EC-0000002177 dated 13th March 2020. The construction completed on the site is within BUA and there is no deviation in the areas and configuration of buildings that are constructed on site as per EC granted. Architect certificate is attached as **Annexure -II**

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## 2 Site Photographs



Existing Structure



Entry & Exit Gate.

### 3 Compliance with Specific Conditions of Environmental Clearance Granted

The following Specific Conditions are given to the project at the time of Grant of EC.

Sr. No.	Specific Conditions of EC given to the Project	Compliance Status
I	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.	OM dated 30.09.2020 u/no. F.No.-22-65/2017.IA.III supersedes earlier OM dated 01/05/2018 regarding guidelines in view of CER. Thus, same shall be implemented for the project.
II	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Noted and will be complied.
III	SEIAA decided to grant EC for – FSI: 4253512.80 m2, Non-FSI: 1170910.51 m2 and Total BUA: 5424423.31 m2 (Plan Approval no-BMU/Mou. Lavale/S.no1168 (P) & other/CR 621/18-19, Date-01.02.2019, S.N.1168/&b Others/ Sector OCR-6/CR 1635/18-19, Date-09.08.2019)	Noted. Further, the project has been granted revised EC vide SIA/MH/MIS/245322/2021 dated May 13, 2022 for FSI: 39,41,845.64 m2, Non-FSI: 12,07,086.57 m2 and TBUA: 51,48,932.21 m2



## 4 Compliance with Conditions of Environmental Clearance Granted

### 4.1 As applicable during Construction Phase

Sr. No.	General Conditions of EC as Applicable during Construction Phase of the Project	Compliance Status
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	All required sanitary and hygienic measures are in place. Please refer <b>Annexure III</b> for Site Photographs.
VIII	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.	All the required provisions are made for drinking water and sanitary facilities for construction workers.
IX	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 recyclable material.	During construction phase, solid waste generated at site shall be segregated as disposed of through authorized vender.
X	Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Construction waste (muck) generated will be reused on site for back filing. Any excess debris will be disposed off suitably to vendors / disposal sites as designated by the government.

XII	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Topsoil excavated and stored. It shall be utilized during construction activities will be used for landscape development.
XIII	Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Topsoil and additional soil excavated during construction activities will be stored and shall be used for landscape development and levelling of proposed site.
XV	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.	Environmental Monitoring is being conducted on the regular basis and will be conducted on a regular basis in future too. Environmental Monitoring reports for the period of Dec 2021 to May 2022 has been attached as <b>Annexure IV</b>
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.	Noted and is complied with.
XVII	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.	<p>No hazardous waste will be generated during the construction phase.</p> <p>At the finishing stage, any waste related to Paints / Varnishes etc will be properly disposed off.</p>

XVIII	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.	The DG set used during construction which complies with the Environments (Protection) Rules prescribed for air and noise emission standards. Please refer <b>Annexure III</b> for Site Photos.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	DG set will be used during construction phase. The storage of diesel will not be more than 50 L at a time which will be stored in impervious tank. Since the quantity of diesel is less, no NOC is required for the same.
XX	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.	Contractor's agreement document have specified the quality and performance of construction vehicles and equipment. Project Team will ensure compliance of the same. PUC certificates shall be checked regularly.
XXI	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, to conform to the stipulated standards by CPCB/MPCB.	No construction activity will be carried out during nighttime.  Noise & Air monitoring is being carried out as per EMP.  Monitoring reports attached as <b>Annexure IV</b> .

XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August 2003. (The above condition is applicable only if the project site is located within the 100 km of Thermal Power Stations).	Fly ash bricks will be used as building material in construction of walls.
XXIII	Ready mixed concrete must be used in building construction.	Ready Mix Concrete is being used in building construction.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Chemical admixtures will be used for accelerating time required for curing; water reducing admixtures will reduce water content for the concrete mix by about 5-10% and ensure more consistent setting time and higher strength.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Ground water is not used for the project.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Ground water is not been used for the project.
XXXIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, to avoid disturbance to the surroundings.	Environmental Monitoring will be carried out as per the EMP. Project Team will ensure compliance so that surrounding areas are not disturbed. Monitoring reports attached as <b>Annexure IV.</b>
XLVII	A separate environment management cell with qualified staff	The project team on site has a

shall be set up for implementation of the stipulated environmental safeguards.

designated Environment and Safety Officer who will be responsible for implementation of EMP.

XLVIII	Separate funds shall be allocated for implementation of env protection measures/ EMP along with item wise breakup. These costs shall be included as part of project cost. The funds earmarked for the EMP measures shall not be diverted for other purposes and year wise expenditure should be reported to MPCB and this Department	The EMP cost as submitted for EC shall be used for completing all the EMP measures.
XLIX	The Project Management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in Marathi language of the local concerned within 7 days of issue of this letter, informing that the project has been accorded environmental clearance and copies of the EC are available with MPCB and may also be seen on gov website.	Has been complied with. Also, the details of the revised EC dated 13 <sup>th</sup> May 2022 have been published in the 2 local newspapers within 7 days of the EC received.

#### 4.2 As applicable during Occupancy or Part Occupancy Phase

Sr. No.	General Conditions of EC as Applicable during Occupancy/Partial Occupancy Phase of the Project	Compliance Status
I	E-Waste Shall be disposed through Authorized vendor as per E-Waste (Management & Handling) Rules, 2016	E-waste will be disposed through authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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	To be complied with by the Local Planning Authority upon completion of the project, prior to Occupancy.

as per environmental norms

III	This EC is issued subject to obtaining NOC from Forestry & Wildlife Angle including clearance from the Standing Committee of the National Board for Wildlife if applicable and this EC does not necessarily imply that the Forestry & Wildlife clearance is granted project, which will be considered separately on merit.	The Project does not require a separate Forestry & Wildlife NOC
IV	PP must abide by the conditions laid down by the SEAC and SEIAA	Noted and will be complied with
V	The Height, Construction built up area of the proposed project shall be in accordance with the existing FSI/FAR norms of the urban local body and it should ensure the same along with survey numbers before approving layout plan and before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan for the area.	The height, construction built up area of proposed construction as per the existing FSI/FAR norms and the layout is approved by PMRDA.
VI	If applicable, Consent to Establish shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy of the same to be submitted to the Environment Dept before start of any construction work	Consent for Establishment" has been obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy has been submitted to the Environment department.  Consent to Establish is attached as <b>Annexure-V.</b>
XI	Arrangements shall be made so that wastewater and stormwater do not mix	We will provide separate arrangement for wastewater and

stormwater to avoid mixing.

XIV	Green Belt Development shall be carried out considering CPCB Guidelines including selection of plant species and consultation with the local DFO / Agriculture Dept	The Landscape Development for the proposed project will be undertaken at the finishing stage of the project, as per the plan provided at the time of EC, including selection of species and tree density approved during SEAC hearing and for proposed landscaping native plant species will be planted.
XXIV	Stormwater control and its reuse as per CGWB and BIS standards for various applications	Stormwater channeling system will be established at the finishing stage of the project carry the stormwater to RWH pits as per the EC.
XXVII	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 Env Dept before the project is commissioned for Operation. Discharge of the unused treated effluent, if any, should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled or reused to the maximum extent possible. Treatment of 100% greywater by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	The Sewage Treatment Plants (STP) of the required capacity have been provided for phase operational at site and it is ensured that the treated effluent is being used for the landscaping purposes. Also, cluster-wise STPs shall be established as approved during Environment Clearance which shall be operational by the finishing stage of the project.



XXIX	Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water	Dual plumbing will be proposed. This will be complied with at the finishing stage of the project
XXX	Fixtures for showers, toilet flushing, and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based products	Noted. We will use fixtures for showers, toilet flushing and drinking at the time of operation phase.
XXXI	Use of glass may be reduced to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows	The design of the project complies with the 40% glass façade
XXXII	Roof should meet prescriptive requirements as per ECBC by using appropriate thermal insulation material to fulfil requirements	The Design of the project will comply with ECBC norm and the same has been submitted at the time of Environmental Clearance.
XXXIII	Energy Conservation measures like installation of CFLs / TFLs for lighting the areas outside the building should be integral part of the project design and should be in place before the project commissioning. Use CFLs/TFLs should be properly collected and disposed off / sent for recycling as per the prevailing guidelines / rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar streetlights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy	The Design of the project will comply with this condition at the finishing stage of the project and during occupancy stage.
XXXIV	Diesel power generation sets proposed as source of backup power for elevators and common area illumination during	Installation of DG sets will be at the finishing / occupancy stage

operation phase should be of enclosed type and conform to the rules made under the Environment (Protection) Act, 1986. The height of the stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG set. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with MPCB

of the project and will comply with all requirements.

XXXV	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 permissible limits to comply with prevalent conditions	Noise levels are being monitored regularly and will also be measured post occupancy.
XXXVI	Traffic congestion at the entry and exit points from the road adjoining the project site must be avoided. Parking should be fully internalized, and no public space should be occupied	Traffic congestion will be avoided. Sufficient internal parking shall be provided as submitted during Environment Clearance.
XXXVII	Opaque wall should meet the prescriptive conditions as per ECBC, which is mandatory for all air-conditioned spaces while it is an aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirements	Project Design ensures the compliance to this condition and will be complied with at the finishing stage of the project
XXXVIII	The buildings should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	The building is designed as per the prevailing DCR as per local urban planning authority requirements, which ensures this compliance.
XL	Under the Provisions of the Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining EC	Environmental clearance has been obtained from the Environmental Department. SEIAA-EC-0000002177 dated March 13, 2020. Also, revised EC has been granted to the project

U/No. SIA/MH/MIS/245322/2021  
dated May 13, 2022. The copy of  
the same has been enclosed as  
**Annexure I.**

XLI	Six Monthly Monitoring reports should be submitted to the Regulatory Regional Office MoEF, Bhopal with copy to this department and MPCB	It being complied with. Six monthly compliance report is going to be submitted to regional office MoEF&CC Nagpur, Environment Department, Mumbai and RO-MPCB, Pune.
XLII	Project proponent shall ensure completion of STP, MSW disposal facility, Green belt development prior to occupation of the buildings. As agreed during SEIAA hearing, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.	Mentioned environmental infrastructure will be provided before physical occupation or allotment. Such facilities are already provided on part completed buildings.
XLIII	Wet garbage should be treated by Organic Waste Convertor and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	Noted. Cluster wise OWC units shall be installed at the finishing stage of the project before occupancy.
XLIV	Local body should ensure that no occupancy certificate should be issued prior to operation of STP/MSW site etc with due permission of MPCB	This condition is to be complied with by the local urban/ planning authority.
XLV	A complete set of all the documents shall be submitted to MPCB and local planning authority	Will be complied. The copy of six-monthly compliance reports along with the EC letter is going

to be sent to the MPCB.

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XLVI	In the case of any changes in the scope of the project, the project would require a fresh appraisal by this Department	Noted and will be complied in case of any changes.
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# Annexure-1

EC Letter



# STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,  
Room No. 217, 2nd floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: March 13, 2020

To,  
**Mr. Haresh Shah**

at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra.

**Subject:** Environment Clearance for Amendment in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 103rd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 190th meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8 (b), B1 as per EIA Notification 2006.

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

1.Name of Project	Oxford City
2.Type of institution	Private
3.Name of Project Proponent	Mr. Haresh Shah
4.Name of Consultant	VK: e environmental LLP, Office: 73/2, Bhakti Marg, Law College Road, Pune - 411 004 020-66268888 ; Fax: 020-66268801
5.Type of project	Township
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in earlier EC granted on 15th January 2019 vide letter SEIAA-EC-0000000622
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC Granted 1.No. 21-154/2006/IA-III date 17 Oct. 2006. 2. No. 21-362/2007/IA-III dated 27 Dec. 2007. 3. SEIAA-EC-0000000622
8.Location of the project	Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra.
9.Taluka	Mulshi
10.Village	Lavale and Bavdhan
Correspondence Name:	M/s. Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd.
Room Number:	501
Floor:	4th Floor
Building Name:	Kensington Court

**SEIAA Meeting No: 190 Meeting Date: March 5, 2020 ( SEIAA-STATEMENT-0000003685 )**  
**SEIAA-MINUTES-0000003105**  
**SEIAA-EC-0000002177**

Page 1 of 14

**Shri. Anil Diggikar (Member Secretary SEIAA)**

Road/Street Name:	Lane No.5, off North main road
Locality:	Koregaon Park
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Metropolitan Regional development Authority ( PMRDA )
12.IOD/IOA/Concession/Plan Approval Number	CC issued by PMRDA
	IOD/IOA/Concession/Plan Approval Number: Sanctioned vide No. BMU/Mouje Lavale/S.N. 1168 and others/PN/31/2017-18 dt. 10.04.2018
	Approved Built-up Area: 1545578.96
13.Note on the initiated work (If applicable)	Work in progress as per Earlier EC granted
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Yes
15.Total Plot Area (sq. m.)	3857154.00
16.Deductions	220554.83
17.Net Plot area	3636599.17
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 4253512.80
	Non FSI area (sq. m.): 1170910.51
	Total BUA area (sq. m.): 5424423
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 1287982.47
	Approved Non FSI area (sq. m.):
	Date of Approval: 10-04-2018
19.Total ground coverage (m2)	254682 Sq. m.
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	6.6 % of Total Plot Area and 7.0 % of Net Plot Area
21.Estimated cost of the project	150000000000

# Government of Maharashtra



22.Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23.Total Water Requirement				
Dry season:	Source of water	Irrigation Department Pune		
	Fresh water (CMD):	8792		
	Recycled water - Flushing (CMD):	5158		
	Recycled water - Gardening (CMD):	2560		
	Swimming pool make up (Cum):	9		
	Total Water Requirement (CMD) :	16510		
	Fire fighting - Underground water tank(CMD):	500 KL		
	Fire fighting - Overhead water tank(CMD):	30 KL		
	Excess treated water	4118 (ues for golf course)		
Wet season:	Source of water	Irrigation Department Pune		
	Fresh water (CMD):	8792		
	Recycled water - Flushing (CMD):	5158		
	Recycled water - Gardening (CMD):	0		
	Swimming pool make up (Cum):	9		
	Total Water Requirement (CMD) :	13950		
	Fire fighting - Underground water tank(CMD):	500 KL		
	Fire fighting - Overhead water tank(CMD):	30 KL		
	Excess treated water	5916 ues for golf course)		
Details of Swimming pool (If any)	AS per Layout plan			

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	500	13488	13988	90	1763	1853	410	11725	12135
Gardening	664	1897	2561	0	0	0	0	0	0
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		Pre monsoon depth of Water level 2-5 m						
	Size and no of RWH tank(s) and Quantity:		details are given in hydrogeology Report						
	Location of the RWH tank(s):		As per contour of the site						
	Quantity of recharge pits:		250 Nos.						
	Size of recharge pits :		2 x1 x 2 m						
	Budgetary allocation (Capital cost) :		220 Lakhs						
	Budgetary allocation (O & M cost) :		12 Lakhs/Annum						
	Details of UGT tanks if any :		20 UGWT will be provided						
26.Storm water drainage	Natural water drainage pattern:		Storm water drainage will be designed according to contour of the site						
	Quantity of storm water:		222000 cum						
	Size of SWD:		1200 mm & 1800 mm in diameter						
27.Sewage and Waste water	Sewage generation in KLD:		12185						
	STP technology:		MBBR						
	Capacity of STP (CMD):		25no. Total Capacity 12330 KLD						
	Location & area of the STP:		Shown in Layout Plan						
	Budgetary allocation (Capital cost):		Rs. 900 Lakhs						
	Budgetary allocation (O & M cost):		Rs. 1 cr/Annum						

28.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	24 Kg/day
	Disposal of the construction waste debris:	Authorized Dealer
Waste generation in the operation Phase:	Dry waste:	24990.5 Kg/Day
	Wet waste:	37486 .0 kg/day
	Hazardous waste:	0
	Biomedical waste (If applicable):	30 Kg/day
	STP Sludge (Dry sludge):	Yes
	Others if any:	Used Oil
Mode of Disposal of waste:	Dry waste:	Authorized recycler
	Wet waste:	OWC
	Hazardous waste:	Authorized dealer if any
	Biomedical waste (If applicable):	Authorized Dealer
	STP Sludge (Dry sludge):	Dry Sludge will be used as manure for Gardening
	Others if any:	Authorized Vendor
Area requirement:	Location(s):	As per shown in Layout Plan
	Area for the storage of waste & other material:	Enmark area is shown in layout plan
	Area for machinery:	2328 Sq.m for OWC setup.
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs. 3.5 Crores
	O & M cost:	Rs. 50 lacs per annum

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	NA	7.5-8.5	7.0-7.5	6.5-9.0
2	SS	mg/ltr	150-200	50-100	100
3	BOD	mg/ltr	50-80	10-30	30
Amount of effluent generation (CMD):		90 kld			
Capacity of the ETP:		100 KLD			
Amount of treated effluent recycled :		88 KLD			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		8-9 kg			

**Government of  
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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	NA	NA	NA	NA	NA	NA	Authorised Vendor

31.Stacks emission Details						
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	DG Set	2380 ltr/day	122 nos.	as per Norms	appropriate as per height.	--

32.Details of Fuel to be used				
Serial Number	Type of Fuel	Existing	Proposed	Total
1	Diesel	816 ltr/day	2380 ltr/day	3196 ltr/day

33.Source of Fuel	Local Supplier
34.Mode of Transportation of fuel to site	by Road through Truck Tanker

35.Energy		
<b>Power requirement:</b>	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	197 MW
	DG set as Power back-up during construction phase	NA
	During Operation phase (Connected load):	365 MW
	During Operation phase (Demand load):	197 MW
	Transformer:	184 Nos.
	DG set as Power back-up during operation phase:	122 Nos.
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	132 KVA line
<b>Energy saving by non-conventional method:</b>		

Solar Energy Conventional Energy							
Sr. No	Description	Units Saved/ year	Energy cost savings/ Year	Units Saved/ Day	Units / year	Energy cost / Year	% Energy Saving/yr
	(Kw-hr/ year)	(Rs./year)	(Kw-hr/ Day )	(Kw-hr/ year)	Rs./year		
1	Solar Lighting	43800	306600	120	438000	3066000	10
	(for Landscape/Driveway)						
2	Still Floor / Staircase	5162706	36138942	14144	17209020	120463140	30
	/ Lift Lobby Lighting						
3	VFD's on Lifts	4204800	29433600	11520	21024000	147168000	20
4	Solar Panels for Hot Water	2509600	17567200	6875.62	135505000	94535000	19
Total Savings/year (KWH)		11920906	83446342	32660	52176020	365232140	27
Total Savings/ day (Kwh)		32660	228620	142948	1000636		

### 36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Solar Lighting (for Landscape/Driveway)	50 %
2	Still Floor / Staircase / Lift Lobby Lighting	30 %
3	VFD's on Lifts	20 %
4	Solar Panels for Hot Water	9 %

### 37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Air Pollution -Vehicular Movement and DG Set used during power failure only	Acoustic Covered and Chimney	Every DG set having appropriate Acoustic Cover and Chimney (stack) as per CPCB Norms
Sewage	200 KLD and 300 KLD	23 more STP Total capacity after expansion will be 12330 KLD
Solid Waste (Non Bio-degradable) and Bio Degrable	Bins are Provided	2 OWC will be installed

**Budgetary allocation (Capital cost and O&M cost):**

**Capital cost:**

Rs.4203.00Lakhs

**O & M cost:**

Rs.50.00 Lakh per Annum

### 38.Environmental Management plan Budgetary Allocation

#### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Dust Suppression	SPM	495.5
2	Site Sanitation & Safety	mobile toilets	7.2
3	Environmental Monitoring	--	2.75
4	Health & Checkup of Labour	--	12.78
5	TOTAL	--	518.23

#### b) Operation Phase (with Break-up):

**SEIAA Meeting No: 190 Meeting Date: March 5, 2020 ( SEIAA-STATEMENT-0000003685 )**  
**SEIAA-MINUTES-0000003105**  
**SEIAA-EC-0000002177**

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**Shri. Anil Diggikar (Member Secretary SEIAA)**



Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water Pollution	Sewage Treatment Plant 23 Nos. Total capacity 12330 KLD	900	100
2	Air Pollution Control Management	Water sprinklers, Stacks of appropriate ht shall be provided to DG Set	25	5
3	Solid Waste Management	Organic Waste Converter OWC and bins will be provided	35	50
4	RWH	250 Nos of pits shall be provided	220	12
5	Energy Conservation	Flat Area (2 Light On PV Solar) solar water heaters & Solar Street Light.	4203	50
6	Environmental monitoring	monitoring	0	11.5
7	--	Total	5383	228.5

### 39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

### 40.Any Other Information

No Information Available

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	<b>CRZ/ RRZ clearance obtain, if any:</b>	NA
	<b>Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries</b>	NA
	<b>Category as per schedule of EIA Notification sheet</b>	8 (b), B1
	<b>Court cases pending if any</b>	None
	<b>Other Relevant Informations</b>	The proposed project is Rearrangement of Internal Township sectors. As per earlier EC in OCR 6 .no. of tenements have increased from 315 to 437 and Environmental services have been provided accordingly.
	<b>Have you previously submitted Application online on MOEF Website.</b>	Yes
	<b>Date of online submission</b>	18-12-2017

**3. The proposal has been considered by SEIAA in its 190th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:**

**Specific Conditions:**

<b>I</b>	PP to ensure that CER plan gets approved from Municipal Commissioner/District Collector.
<b>II</b>	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.
<b>III</b>	SEIAA decided to grant EC for - FSI: 4253512.80 m2, Non-FSI: 1170910.51 m2 and Total BUA: 5424423.31 m2 ( Plan Approval no-BMU/Mou. Lavale/S.no1168 (P) & other/CR 621/18-19, Date-01.02.2019, S.N.1168/&b Others/ Sector OCR-6/CR 1635/18-19, Date-09.08.2019)

**General Conditions:**

<b>I</b>	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
<b>II</b>	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.
<b>III</b>	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.
<b>IV</b>	PP has to abide by the conditions stipulated by SEAC& SEIAA.
<b>V</b>	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
<b>VI</b>	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.
<b>VII</b>	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
<b>VIII</b>	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.
<b>IX</b>	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.

X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
XVII	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
XXVIII	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

XXXIV	Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XXXV	Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
XXXVI	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.
XXXVII	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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 in Para 2. Prior certification from appropriate authority shall be obtained.
XLIII	Wet garbage 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. Local authority should ensure this.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
XLIX	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 <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .
L	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
LI	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.
LII	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO <sub>2</sub> , NO <sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
LIII	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.

<b>LIV</b>	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.
------------	---



# Government of Maharashtra



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. 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.

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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

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

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

10. 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.

Shri. Anil Diggikar (Member Secretary SEIAA)

**Copy to:**

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR



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

To,

The Director  
 KNOWLEDGE CITY EDUCATION PVT. LTD  
 501, 4th Floor, Kensington Court, Off North Main Road, Koregaon Park,  
 Pune -411001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/245322/2021 dated 17 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | <b>EC22B039MH164048</b>   |
| 2. File No.                                | SIA/MH/MIS/245322/2021  |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B2  |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. Name of Project                         | Expansion in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 119 |
| 7. Name of Company/Organization            | KNOWLEDGE CITY EDUCATION PVT. LTD   |
| 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: 13/05/2022

(e-signed)  
**Manisha Patankar Mhaikar**  
 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/MIS/245322/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s Knowledge City Education Pvt. Ltd. &  
M/s. Oxford Golf & Resorts Pvt. Ltd.,  
Bavdhan, Pune.

**Subject :** Amendment in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune

**Reference :** Application no. SIA/MH/MIS/245322/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 127<sup>th</sup> & 135<sup>th</sup> meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242<sup>nd</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/245322/2021	
2.	Name of Project	Amendment in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra.	
3.	Project category	8 (b) Township and Area Development Projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Haresh Shah M/s. Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd.



		Regd. Office address	501, 4th floor, Kensington Court, Lane no. 5, off north main road, Koregaon park, Pune		
		Contact number	9890800065		
		e-mail	<a href="mailto:architect@oxfordgroup.in">architect@oxfordgroup.in</a>		
6.	Consultant	VK: e environmental LLP, Pune			
7.	Applied for	The applied project is Amendment to EC for proposed expansion of Oxford City.			
8.	Details of previous EC	EC granted vide no. SEIAA-EC-0000002177 dated 13 <sup>th</sup> March 2020			
9.	Location of the project	Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra			
10.	Latitude and Longitude	18°31'26.56"N 73°44'47.79"E 18°31'32.35"N 73°43'35.07"E 18°31'19.65"N 73°44'43.78"E 18°30'6.65"N 73°43'13.43"E 18°31'33.11"N 73°43'56.98"E			
11.	Total Plot Area (m2)	38,57,154.00			
12.	Deductions (m2)	2,93,768.36 (excluded area 2,91,888.00 sqm and road area 1880.36 sqm)			
13.	Net Plot area (m2)	35,63,385.64			
14.	Proposed FSI area (m2)	39,41,845.64			
15.	Proposed non-FSI area (m2)	12,07,086.57			
16.	Proposed TBUA (m2)	51,48,932.21			
17.	TBUA (m2) approved by Planning Authority till date	54,24,423.00 as per EC granted 13 <sup>th</sup> March 2020.			
18.	Ground coverage (m2) & %	252425.47 sqm. 6.9 % of Net Plot Area			
19.	Total Project Cost (Rs.)	Rs. 1500 crores			
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration
		As CER is under adjudication, PP would like to await decision for adjudication before committing it to EC			

Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						Reason for Modification / Change
No. of buildings: 400						
Previous EC / Existing Building			Proposed Configuration			Amendment to EC is sought only because of changes in OC R 1, 4, 7+8, 9, 11, 12, 14 & OCE 8 clusters with in the Townshi
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
OCR -1: G1BA (No of Bldg.6)	2PD+30	99.90	OCR -1: G1BA(No of Bldg.6)	5PD+30	99.90	
OCR -1: G7 G1BA (No of Bldg. 2)	2PD+30	99.90	OCR -1: G7 (No of Bldg. 2)	2PD+30	99.90	
OCR-1:G3DG1BA(No ofBldg.3)	2PD+30	99.90	OCR-1: G3D(No of Bldg.3)	2PD+30	99.90	
OCR-1:G4AG1BA(NoofBldg.6)	2PD+30	99.90	OCR-1: G4A (No of Bldg.6)	3PD+ 30	99.90	
OCR -2: N1Cb G1BA (No of Bldg.4)	3PD+30	99.90	OCR -2: N1Cb G1BA (No of Bldg.4)	3PD+30	99.90	
OCR -2: N1Da G1BA (No of Bldg.2)	3PD+30	99.90	OCR -2: N1Da G1BA (No of Bldg.2)	3PD+30	99.90	
OCR-2: G3D G1BA (No of Bldg. 3)	3PD+30	99.90	OCR-2: G3D G1BA (No of Bldg. 3)	3PD+30	99.90	
OCR-2: MLCP+C8 G1BA (No of Bldg. 1)	6	24.00	OCR-2: MLCP+C8 G1BA (No of Bldg. 1)	6	24.00	
OCR 2: C5 G1BA (No of Bldg. 1)	3	15.00	OCR 2: C5 G1BA (No of Bldg. 1)	3	15.00	
OCR 2: CG (No of Bldg. 1)	3	15.00	OCR 2: C6 (No of Bldg. 1)	3	15.00	
OCR 2: C7 (No of Bldg. 1)	3	15.00	OCR 2: C7 (No of Bldg. 1)	3	15.00	
OCR 3: T1, T3 (No of Bldg. 2)	5PD+30	99.90	OCR 3: T1, T3 (No of Bldg. 2)	5PD+30	99.90	
OCR 3: T2, T4, T5, T6( No of Bldg. 4)	5PD+30	99.90	OCR 3: T2, T4, T5, T6 (No of Bldg. 4)	5PD+30	99.90	

OCR 4: T (No of Bldg. 1)	2PD+ 30	99.90	OCR 4A: T1, T2, T3 (No of Bldg. 3)	2PD+ 30	99.90	p
-	-	-	OCR 4B: T1, T2, T3 (No of Bldg. 3)	2PD+ 30	99.90	
-	-	-	OCR 4C: T1 (No of Bldg. 1)	LG+G	7.30	
OCR 5: T (No of Bldg. 3)	2PD+ 30	90.00	OCR 5: T (No of Bldg. 3)	2PD+ 30	90.00	
OCR 6: BLOCK A (No of Bldg. 1)	G+3	12.27	OCR 6: BLOCK A (No of Bldg. 1)	G+3	12.27	
OCR6: BLOCK B (No of Bldg. 1)	G+4	25.00	OCR6: BLOCK B (No of Bldg. 1)	G+4	25.00	
OCR 6: BLOCK C Comm Building(1 number)	P+1	7.20	OCR 6: BLOCK C Comm Building (1 Bld.)	P+1	7.20	
OCR6: BLOCK E (No of Bldg. 1)	G+7	28.15	OCR6: BLOCK E (No of Bldg. 1)	G+7	28.15	
Iconic I	G +12	44.90	Iconic I	G +12	44.90	
Iconic II	G +12	44.90	Iconic II	G +12	44.90	
Parking Building	P+1	6.00	Parking Building	P+1	6.00	
OCR-7 +8 TYPE-1 (No of Bldg. 18)	G+2	14.50	OCR-7 +8 TYPE-1 (No of Bldg. 3)	G+2	14.50	
OCR-7 +8 TYPE-2 (No of Bldg. 3)	G + 2	14.50	OCR-7 +8 TYPE-2 (No of Bldg. 4)	G + 2	14.50	
OCR-7 +8 TYPE-3 (No of Bldg. 79)	G + 2	14.50	OCR-7 +8 TYPE-3 (No of Bldg. 79)	G + 2	14.50	
OCR-7 +8 TYPE-4 (No of Bldg. 13)	G + 2	14.50	OCR-7 +8 TYPE-3A (No of Bldg. 3)	G + 2	14.50	
OCR-7 +8 TYPE-5 (No of Bldg. 21)	G + 2	14.50	OCR-7 +8 TYPE-3B (No of Bldg. 1)	G + 2	14.50	
OCR-7 +8 TYPE6 (No of Bldg. 18)	G + 2	14.50	OCR-7 +8 TYPE 4 (No of Bldg. 12)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 5 (No of Bldg. 64)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 5A (No of Bldg. 01)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 6 (No of Bldg. 22)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 6A (No of Bldg. 40)	G + 2	14.50	

-	-	-	OCR7+8 Type 7 Club house (No. of building 2)	G+2	14.95
OCR 9 T (No of Bldg. 1)	2PD+30	99.90	OCR 9 T1,T2,T3 (No of Bldg. 3)	G +21	65.20
-	-	-	Club House	G	3.85
-	-	-	MLCP – Parking Tower	G+7	24.30
-	-	-	Retails + Club house	G+2	7.70
OCR 10 T (No of Bldg. 1)	2PD+30	99.90	OCR 10 T (No of Bldg. 1)	2PD+30	99.90
OCR 11 –	-	-	OCR 11 – No. of bldg. 1	G + 1	9.00
OCR 12 T (No of Bldg. 6)	2PD+30	99.90	OCR 12 T1, T2, (No of Bldg. 2)	5P+30	100.00
-	-	-	OCR 12 T3 (No of Bldg. 1)	3P+30	100.00
-	-	-	OCR 12 T4, T5, T6 (No of Bldg. 3)	5P+30	100.00
OCR 13 T (No of Bldg. 4)	2PD+30	99.90	OCR 13 T (No of Bldg. 4)	2PD+30	99.90
OCR 14 E 1 (No of Bldg. 2)	P+17	60.00	OCR 14 Tower E1-E7 (No of Bldg. 7)	G+14	44.90
OCR 14 E 3 (No of Bldg. 2)	P+17	60.00	-	-	-
OCR 15 E 1 (No of Bldg. 1)	P+17	60.00	OCR 15 E 1 (No of Bldg. 1)	P+18	60.00
OCR 16 E 1 (No of Bldg. 1)	P+18	55.00	OCR 16 E 1 (No of Bldg. 1)	P+18	55.00
OCR 17 E 1 (No of Bldg. 1)	P+17	60.00	OCR 17 E 1 (No of Bldg. 1)	P+17	60.00
OCR 17 E 1A (No of Bldg. 1)	P+17	60.00	OCR 17 E 1A (No of Bldg. 1)	P+17	60.00
OCR 17 E 2 (No of Bldg. 2)	P+17	60.00	OCR 17 E 2 (No of Bldg. 2)	P+17	60.00
OCR 17: LOGHUTS (No of Bldg. 10)	G+1	6.00	OCR 17: LOGHUTS (No of Bldg. 10)	G+1	6.00

OCR 18 T (No of Bldg. 3)	2PD+30	99.90	OCR 18 T (No of Bldg. 3)	2PD+30	99.90
OCC- 4 Shed -1 (No of Bldg. 1)	G	7.8	OCC- 4 Shed -1 (No of Bldg. 1)	G	7.8
OCC- 3 Town Hall (No of Bldg. 1)	P+ POD + 7	24	OCC- 3 Town Hall (No of Bldg. 1)	P+ POD + 7	24
OCC- 2 C -2 (No of Bldg. 1)	P+ POD + 23	71.40	OCC- 2 C -2 (No of Bldg. 1)	P+ POD + 23	71.40
OCA-4 Health Club (No of Bldg. 1)	P+ 2	15	OCA-4 Health Club (No of Bldg. 1)	P+ 2	15
OCA-2 Library Building (No of Bldg. 1)	P+ 7	24.00	OCA-2 Library Building (No of Bldg. 1)	P+ 7	24.00
OCE -9 Health (No of Bldg. 1)	P+ 5	18.15	OCE -9 Health (No of Bldg. 1)	P+ 5	18.15
OCE-1 A01 (No of Bldg. 1)	G+1	9.45	OCE-1 A01 (No of Bldg. 1)	G+1	9.45
OCE-1 A02 (No of Bldg. 1)	LG+G+3	14.95	OCE-1 A02 (No of Bldg. 1)	LG+G+3	14.95
OCE-1 A03 (No of Bldg. 1)	G+3	12.00	OCE-1 A03 (No of Bldg. 1)	G+3	12.00
OCE-1 A04 (No of Bldg. 1)	G+2	11.25	OCE-1 A04 (No of Bldg. 1)	G+2	11.25
OCE-1 A05 (No of Bldg. 1)	G+3	12.00	OCE-1 A05 (No of Bldg. 1)	G+3	12.00
OCE-1 A06 (No of Bldg. 1)	G+1	9.45	OCE-1 A06 (No of Bldg. 1)	G+1	9.45
OCE-1 A07 (No of Bldg. 1)	G+3	14.85	OCE-1 A07 (No of Bldg. 1)	G+3	14.85
OCE-1 A08 (No of Bldg. 1)	G+1	9.45	OCE-1 A08 (No of Bldg. 1)	G+1	9.45
OCE-1 A09 (No of Bldg. 1)	G+3	14.85	OCE-1 A09 (No of Bldg. 1)	G+3	14.85
OCE-1 A10 (No of Bldg. 1)	G	5.20	OCE-1 A10 (No of Bldg. 1)	G	5.20
OCE-1 A11 (No of Bldg. 1)	G+1	13.11	OCE-1 A11 (No of Bldg. 1)	G+1	13.11
OCE-1 A12 (No of Bldg. 1)	G+1	11.10	OCE-1 A12 (No of Bldg. 1)	G+1	11.10
OCE-1 A13 (No of Bldg. 1)	G	4.02	OCE-1 A13 (No of Bldg. 1)	G	4.02

OCE-1 A15 (No of Bldg. 3)	G+1	6.90	OCE-1 A15 (No of Bldg. 3)	G+1	6.90
OCE-1 A16 (No of Bldg. 1)	G+1	7.00	OCE-1 A16 (No of Bldg. 1)	G+1	7.00
OCE-1 A17 (No of Bldg. 1)	G+1	7.00	OCE-1 A17 (No of Bldg. 1)	G+1	7.00
OCE-1 A18 (No of Bldg. 1)	G+1	7.00	OCE-1 A18 (No of Bldg. 1)	G+1	7.00
OCE-1 A19 (No of Bldg. 1)	G+1	7.00	OCE-1 A19 (No of Bldg. 1)	G+1	7.00
OCE-1 A20 (No of Bldg. 1)	G	4.50	OCE-1 A20 (No of Bldg. 1)	G	4.50
OCE-1 A21+22 (No of Bldg. 1)	G	6.45	OCE-1 A21+22 (No of Bldg. 1)	G	6.45
OCE-1 A23 (No of Bldg. 1)	G	3.45	OCE-1 A23 (No of Bldg. 1)	G	3.45
OCE-1 A26 +2 (No of Bldg. 3)	G+3	13.00	OCE-1 A26 +2 (No of Bldg. 3)	G+3	13.00
OCE-1 A27 +2 (No of Bldg. 3)	G+4	14.95	OCE-1 A27 +2 (No of Bldg. 3)	G+4	14.95
OCE-1 A28 (No of Bldg. 1)	G+3	14.95	OCE-1 A28 (No of Bldg. 1)	G+3	14.95
OCE-1 A40 (No of Bldg. 1)	G	4.35	OCE-1 A40 (No of Bldg. 1)	G	4.35
OCE-1 A41 (No of Bldg. 1)	G+2	14.81	OCE-1 A41 (No of Bldg. 1)	G+2	14.81
OCE-1 A42 (No of Bldg. 1)	G+3	15.00	OCE-1 A42 (No of Bldg. 1)	G+3	15.00
OCE-1 A46 (No of Bldg. 1)	G	3.45	OCE-1 A46 (No of Bldg. 1)	G	3.45
OCE-1 A47 (No of Bldg. 1)	G	3.45	OCE-1 A47 (No of Bldg. 1)	G	3.45
OCE-1 A48 (No of Bldg. 1)	G+4	15.00	OCE-1 A48 (No of Bldg. 1)	G+4	15.00
OCE-1 Auditorium (No of Bldg. 1)	G+1	14.40	OCE-1 Auditorium (No of Bldg. 1)	G+1	14.40
OCE2: Sport Complex (No of Bldg.1)	G+1	10.80	OCE2: Sport Complex (No of Bldg.1)	G+1	10.80
OCE2: Executive Education Centre (No	G+7	24.00	OCE2: Executive Education Centre	G+7	24.00

Bldg. 1)			(No of Bldg. 1)		
OCE2: Hostel 1 (No of Bldg. 1)	G+3	12.00	OCE2: Hostel 1 (No of Bldg. 1)	G+3	12.00
OCE2: Faculty Housing (No of Bldg 1)	G+7	24.00	OCE2: Faculty Housing (No of Bldg 1)	G+7	24.00
OCE 3	0	0	OCE 3	0	0
OCE 4	0	0	OCE 4	0	0
OCE -5 Building-1 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-1 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-2 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-2 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-3 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-3 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-4 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-4 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-5 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-5 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-6 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-6 (No of Bldg. 1)	G+3	14.90
OCE7 –Academic Block–A & B (No of Bldg 2)	G+3	15.00	OCE7 –Academic Block –A(No of Bldg 1)	G+3	18.00
OCE6- School 1 (No of Bldg. 1)	G+3	14.90	OCE6- School 1 (No of Bldg. 1)	G+3	14.90
OCE8 –Housing 2A (Building-A) (Bldg.1)	G+4	16.00	OCE8 Student Housing -A(No of Bldg. 1)	G+5	19.2
OCE8 –Housing 2A (Building-A) (Bldg.2)	G+4	16.00	OCE8 Student Housing -B(No of Bldg 1)	G+5	19.2
OCE8 –Housing 2A (Building-A) (Bldg.3)	G+4	16.00	OCE8 Student Housing -C(No of Bldg. 1)	G+8	28.8
OCE8 –Housing 2A (Building-A) (Bldg.4)-	G+4	16.00	OCE8 Student Housing -D(No of Bldg 1)	G+8	28.8
OCE8: Housing 3A (Building-B) (No of Bldg 1)	G+4	16.00	OCE8 Student Housing -E(No of Bldg. 1)	G+8	28.8

	OCE8: Housing D-1, D2 & D-3 (No of Bldg. 3)	-	-	OCE8 Student Housing -F(No of Bldg. 1)	G+18	60.8	
	-	-	-	OCE8 Student /Faculty Housing(No of Bldg. 1)	G+18	60.8	
	-	-	-	OCE8 Bungalow(No of Bldg. 3)	G+1	7.2	
	OCU-1 Bus Station (No of Bldg. 1)	G	5.00	OCU-1 Bus Station (No of Bldg. 1)	G	5.00	
	OCU-1 Police Station (No of Bldg. 1)	G	4.20	OCU-1 Police Station (No of Bldg. 1)	G	4.20	
	OCU-1 Fire Station (No of Bldg. 1)	G	5.00	OCU-1 Fire Station (No of Bldg. 1)	G	5.00	
22.	Total number of tenements			Total no. of tenements : 19982 Commercial units: 78 units 1 school and 1 university campus, 1 hospital, 1 police station, 1 fire station  Users Residential: 1,08,222 nos. Commercial: 1,07,108 nos. Educational: 14,116 nos. Hospital: 2,000 nos. Utility : 742 nos. Amenity: 8,286 nos. Floating:24,047 nos. <b>Total Population : 2,64,522 nos.</b>			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	9996	Fresh Water	9996		
		Recycled for Gardening	2721	Recycled for Gardening	00		
		Swimming Pool make up water qty.	09	Swimming Pool	09		
		Flushing	5763	Flushing	5763		
		HVAC	247	HVAC	247		
		Total	18736	Total	16015		
		Wastewater generation	13370	Wastewater generation	13370		



24.	Water Storage Capacity for Firefighting /UGT	Firefighting for UGT and OHT will be as per CFO NOC.		
25.	Source of water	Irrigation Department Pune		
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post Monsoon- 5 to 7 Mt. below ground level Pre Monsoon- 12 to 15 Mt. below ground level.	
		Size and no of RWH tank(s) and Quantity:	250	
		Quantity and size of recharge pits:	2 m X 1m X 2 m	
		Details of UGT tanks if any:	Phase wise UGWT will be provided	
27.	Sewage and Wastewater	Sewage generation in CMD:	13370	
		STP technology:	MBBR	
		Capacity of STP (CMD):	44 no. Total Capacity 13530 kld	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	12	Segregation and hand over to authorized vendor
		Wet waste:	08	Segregation and hand over to authorized vendor
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	47833 Kg/Day	Segregation and hand over to authorized vendor
		Wet waste:	53066 kg/day	Organic waste converter
		Hazardous waste:	00	-----
		Biomedical waste	30	Segregation and hand over to authorized vendor
		E-Waste	534 Kg/day	Segregation and hand over to authorized vendor
		STP Sludge (dry)		Dry Sludge will be used as manure for Gardening
30	Green Belt Development	Total RG area (m2):	10,09,713.96Sq. mt. (Including Hill slope plantation)	
		Number of trees to be planted:	20,000 trees proposed for plantation out of that 7500	

			trees planted on site		
		Number of trees to be cut:		Compensatory plantation will be provided as per norms for trees to be cut	
		Number of trees to be transplanted:		Compensatory plantation will be provided as per norms for trees to be transplanted as per mentioned in norms.	
31.	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		197 KW	
		During Operation phase (Connected load):		358 MW	
		During Operation phase (Demand load):		191 MW	
		Transformer:		178 Nos	
		DG set:		106 Nos.	
		Fuel used:		HSD	
32.	Details of Energy saving	1	Solar Lighting Landscape/Driveway	(for 50 %	
		2	Still Floor / Staircase / Lift Lobby Lighting	30 %	
		3	VFD's on Lifts	20 %	
		4	Solar Panels for Hot Water	9 %	
33.	Environmental Management plan budget during Construction phase	N o.	Details	Cost in Rs.	
		1	Erosion control-dust suppression measures, barricading and top soil preservation	45,95,77,000/-	
		2	Labor Camp toilets & Sanitation	7,20,000/-	
		3	Labor safety	4,80,000/-	
		4	Health checkup & Disinfection	78,000/-	
		5	Environment Management cell	3,00,000/-	
		7	Environmental Monitoring	10,56,000/-	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage Treatment Plant	Sewage Treatment Plant	9,00,00,000/-	1,00,00,000/-

		Organic Waste Convertor	Organic Waste Convertor	12,76,00,000/-	4,59,70,242/-
		Landscape Development & Maintenance	Landscape Development & Maintenance	3,00,00,000/-	2,50,000/-
		Storm water and RWH System, including Stream Retention	Storm water and RWH System, including Stream Retention	220,00,000/-	12,00,000/-
		Energy Systems, DG and Renewable Energy installation	Energy Systems, DG and Renewable Energy installation	4,203,00,000/-	50,00,000/-
		Environmental Monitoring	Environmental Monitoring	-	4,71,000/-
			<b>Total</b>	<b>68,99,00,000/-</b>	<b>6,28,91,242</b>
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	18556	27678	817000
		2-Wheeler	55670	55670	
		Bicycles	55670	55670	

3. Proposal is an expansion of existing construction project. Project had received earlier EC vide letter No. SEIAA-EC-0000002177 dated 13.03.2020 for the FSI area of 4253512.80 m2, Non-FSI area of 1170910.51 m2 and Total BUA of 5424423.31 m2. Proposal has been considered by SEIAA in its 242<sup>nd</sup> (Day-3) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to plant some fruit bearing plants like Sapota, Mango etc in OCR-14 sector.
2. PP to submit the renewed Fire NoC for OCR-14 sector.
2. It is noted that, in OCR-8 sector 30% area is a parking lot, PP to propose some heat mitigation measures like, green (grass) pavers, grass grid or tree canopy in OCR-8 sector.
3. Committee noted that, excess treated water is proposing to discharge in all artificial water bodies (21 ponds), PP to explore the possibility to discharge it in limited water body.
4. PP to abide by CFO NoC issued time to time. PP to submit the undertaking for the same.
5. PP to submit the architect certificate regarding construction done on site is as per accorded EC.

6. PP to submit an undertaking stating that any change in the project will be brought to the notice of SEAC & SEIAA and accordingly the modifications if any will be carried out in the project.
7. PP to submit the details about permissible FSI, proposed FSI & remaining FSI for future development in tabular format.
8. PP to ensure that, slope of hillock will be maintained as per directions issued by Hon. Supreme Court.
9. As agreed, PP to try to provide the electric buses for public transportation.
10. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. PP to conduct tree census and to submit details of compensatory tree plantation clearly demarcating both trees to be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975. PP to plant as many trees as the cumulative age of trees to be cut and transplanted.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI -3941845.64 m<sup>2</sup>, Non FSI- 1207086.57 m<sup>2</sup> and Total BUA -5148932.21 m<sup>2</sup> (Plan approval -PMRDA No. BMA/CR No.621/18-19/mouje Lavale/Gat No.1168pt & other dated 01.02.2019).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

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

## **B) Operation phase:-**

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

stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

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

**C) General EC Conditions:-**

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the

Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.


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

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

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

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

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

  
Manisha Patankar-Mhaskar  
(Member Secretary, SEIAA)

Copy to:

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





# Annexure-2

Architect Certificate for Area  
Completed on site

Date : 02.05.2022

**CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

This is certified that we are the architects for Proposed Residential, Educational Institute & Commercial township project "OXFORD CITY" at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3, village Lavale, Bavdhan, Pune

**by M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd**

**Following are the area details of proposed project considering amendment in EC:**

Plot Area: 32,65,266 Sq.mt.

FSI: 39,41,845.64 Sq.mt.

Non FSI: 12,07,086.57 Sq.mt.

Total BUA: 5148932.21 Sq. mt.

As on date, we have completed 99,200.87 sq.mt. as per EC received vide no. SEIAA-EC-0000002177 dated 13th March 2020. The construction completed on the site is within BUA and there is no deviation in the areas and configuration of buildings that are constructed on site as per EC granted.

THANKS AND REGARDS,



AR. PRASAD INGAWALE

CA/2016/76434



**PI CONSULTANTS**

# Annexure-3

Site Photographs

## Site Photographs



Entry & Exit Gate



Flame University



Existing Structure



Flame University & Cricket Ground



Golf Course



Plantation developed





Electric room



DG Set



STP



Play Group



ESR by Oxford (Lavale Village road development)



Landscape



Landscape



Labour Colony & Toilet Facilities



# Annexure-4

Environmental Monitoring Test  
reports



# EHS MATRIX

## PRIVATE LIMITED

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### TEST REPORT

Report No:	EHSM/2022/May/R-615	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	26/05/2022	Sampling duration	1440 Min
Sampling Location	OCR6	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	29°C
Relative Humidity	73 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	16.2	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	21.8	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	68.5	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	26.1	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.19	mg/m <sup>3</sup>	≤ 04	

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



  
**Authorized Signatory**  
**Mr. Rahul Patil**  
**(Director)**

Page 01 of 01

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S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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**CERTIFICATIONS :**  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018





## TEST REPORT

Report No:	EHSM/2022/May/R-606	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra (Cluster OCR 1,9,11,14) (AW)		
Sample Name	Water	Sample Description	Labour Drinking Water
Date of Sampling	26/05/2022	Sampling Time	12.50 PM
Sampling Location	-	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 lit
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

## Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (Acceptable Limit)	Methods
1	pH at 25°C	7.18	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	EC at 25°C	248.0	μS/cm	--	APHA 2510 B, 23 <sup>rd</sup> Ed.2017
3	Total Dissolved Solids TDS	76.0	mg/L	Max.500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
4	Total Hardness (as CaCO <sub>3</sub> )	58.0	mg/L	Max.200	IS 3025 (Part 21):2009
5	Total Alkalinity (as CaCO <sub>3</sub> )	35.9	mg/L	Max.200	IS 3025 (Part 23):1986
6	Sulphate (as SO <sub>4</sub> )	<5.0	mg/L	Max.200	IS 3025 (Part 24):1986
7	Chloride (as Cl)	6.10	mg/L	Max.250	APHA 4500 Cl 23 <sup>rd</sup> Ed.2017
8	Calcium ( as Ca)	6.8	mg/L	Max.75	IS 3025 (Part 40) 1991
9	Magnesium( as Mg)	<5.0	mg/L	Max.30	IS 3025 (Part 46) 1994
10	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
11	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

➤ Remark- The above water sample is Comply with required limit as per 10500:2012.  
For Total Coliform & E.coli. <2 can be consider as Zero [ Refer IS:1622 (R.A.1996), Table No.-4].

*Aishetty*  
Checked By  
Miss. Aishwarya Shetty  
(Technical Manager)



*Sapana Chunchuwar*  
Authorized Signatory  
Mrs. Sapana Chunchuwar  
(Quality Manager)





## TEST REPORT

Report No:	EHS/2022/May/R-607	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	26/05/2022	Sampling Time	10.30 AM
Sampling Location	At Construction site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 kg
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

## Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			
	a) Sand	20.0	%	Manual Of Soil Testing
	b) Silt	45.0	%	
	c) Clay	35.0	%	
2	pH at 25°C	7.69	--	IS 2720(Part 26) 1987
3	EC at 25°C	1280	µS/cm	IS 14767 : 2000
4	Moisture Content	12.7	%	Manual Of Soil Testing
5	Organic Matter	0.12	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	9.0	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	115.6	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	2.12	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	146.8	mg/Kg	Manual Of Soil Testing
10	Water Holding	56.1	%	Manual Of Soil Testing
11	Calcium (as Ca)	174.6	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	42.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	2.64	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	2.23	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.5	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	1.56	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	2.40	mg/Kg	Manual Of Soil Testing

  
Checked By  
Miss. Aishwarya Shetty  
(Technical Manager)



  
Authorized Signatory  
Mrs. Sapana Chunchuwar  
(Quality Manager)

Page 01 of 01

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+91 98343 07334

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018





# EHS MATRIX

## PRIVATE LIMITED

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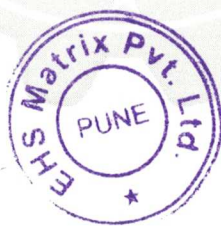
### TEST REPORT

Report No:	EHSM/2022/May/R-616	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	26/05/2022	Sampling duration	1440 Min
Sampling Location	OCR9	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	29°C
Relative Humidity	73 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	14.3	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	24.6	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	70.9	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	29.1	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.22	mg/m <sup>3</sup>	≤ 04	

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



  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

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S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

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☎️ +91 98343 07334

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018





# EHS MATRIX

## PRIVATE LIMITED

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### TEST REPORT

Report No:	EHSM/2022/May/R-877	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra		
Sample Name	Water	Sample Description	Labour Drinking Water
Date of Sampling	26/05/2022	Sampling Time	12.50 PM
Sampling Location	Cluster 9	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 L
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	pH at 25°C	7.10	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	EC at 25°C	136.0	µS/cm	--	APHA 2510 B, 23 <sup>rd</sup> Ed.2017
3	Total Dissolved Solids TDS	68.0	mg/L	Max500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
4	Total Hardness (as CaCO <sub>3</sub> )	29.1	mg/L	Max 200	IS 3025 (Part 21):2009
5	Total Alkalinity (as CaCO <sub>3</sub> )	22.4	mg/L	Max 200	IS 3025 (Part 23):1986
6	Sulphate (as SO <sub>4</sub> )	<5.0	mg/L	Max 200	IS 3025 (Part 24):1986
7	Chloride (as Cl)	5.2	mg/L	Max 250	APHA 4500 Cl 23 <sup>rd</sup> Ed.2017
8	Calcium ( as Ca)	3.6	mg/L	Max 75	IS 3025 (Part 40) 1991
9	Magnesium( as Mg)	<5.0	mg/L	Max 30	IS 3025 (Part 46) 1994
10	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
11	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

➤ Remark- The above water sample is Comply with required limit as per 10500:2012.  
For Total Coliform & E.coli. <2 can be consider as Zero [ Refer IS:1622 (R.A.1996), Table No.-4].

  
Checked by  
Miss. Aishwarya Shetty  
(Technical Manager)



  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

Register Office Address :  
C-7, Omkar Kudale Patil Estate, Manik  
Baugh, Sinhad Road, Pune - 411051

Branch Office Address :  
F-01, Shakuntala Complex,  
Bajirampuri, 4th Lane

CERTIFICATIONS :  
ISO 9001 : 2015





# EHS MATRIX

## PRIVATE LIMITED

📍 Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,  
Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.

☎ +91 91585 60571 / +91 95796 84751 / +91 90961 85285

🌐 www.ehsmatrix.co.in ✉ ehsmatrixpune@gmail.com

### TEST REPORT

Report No:	EHSM/2022/May/R-878	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra Maharashtra (Cluster OCR 1,9,11,14)(AW)		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	26/05/2022	Sampling Time	10.05AM
Sampling Location	At Construction site at OCR9	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 kg
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			Manual Of Soil Testing
	a) Sand	36	%	
	b) Silt	12	%	
	c) Clay	52	%	
2	pH at 25°C	7.40	--	IS 2720(Part 26) 1987
3	EC at 25°C	1150	µS/cm	IS 14767 : 2000
4	Moisture Content	7.6	%	Manual Of Soil Testing
5	Organic Matter	0.19	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	17.0	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	127.0	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	2.01	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	130.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	62.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	186.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	49.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	3.14	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.60	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.5	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	3.52	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	2.18	mg/Kg	Manual Of Soil Testing

Checked by  
Miss. Aishwarya Shetty  
(Technical Manager)



Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

📍 Register Office Address :  
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Bajirao Chaudhari, 4th Lane

CERTIFICATIONS :  
ISO 9001 : 2015





# EHS MATRIX

## PRIVATE LIMITED

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### TEST REPORT

Report No:	EHSM/2022/May/R-617	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	26/05/2022	Sampling duration	1440 Min
Sampling Location	Flem University Area	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	32°C	Wet bulb temperature	29°C
Relative Humidity	73 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO <sub>2</sub> )	17.2	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO <sub>2</sub> )	28.4	µg/m <sup>3</sup>	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM <sub>10</sub>	72.9	µg/m <sup>3</sup>	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM <sub>2.5</sub>	31.7	µg/m <sup>3</sup>	≤ 60	
5	Carbon Monoxide (CO)	0.26	mg/m <sup>3</sup>	≤ 04	

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



  
**Authorized Signatory**  
**Mr. Rahul Patil**  
**(Director)**

Page 01 of 01

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S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

📍 Register Office Address :  
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📍 Branch Office Address :  
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**CERTIFICATIONS :**  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018





# EHS MATRIX

## PRIVATE LIMITED

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### TEST REPORT

Report No:	EHSM/2022/May/R-879	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra		
Sample Name	Water	Sample Description	Labour Drinking Water
Date of Sampling	26/05/2022	Sampling Time	12.50 PM
Sampling Location	Flame university	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 L
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	pH at 25°C	6.85	--	6.5 to 8.5	APHA 4500 H+ A, 23 <sup>rd</sup> Ed.2017
2	EC at 25°C	128.0	μS/cm	--	APHA 2510 B, 23 <sup>rd</sup> Ed.2017
3	Total Dissolved Solids TDS	72.0	mg/L	Max500	APHA 2540 C, 23 <sup>rd</sup> Ed.2017
4	Total Hardness (as CaCO <sub>3</sub> )	34.8	mg/L	Max 200	IS 3025 (Part 21):2009
5	Total Alkalinity (as CaCO <sub>3</sub> )	29.1	mg/L	Max 200	IS 3025 (Part 23):1986
6	Sulphate (as SO <sub>4</sub> )	<5.0	mg/L	Max 200	IS 3025 (Part 24):1986
7	Chloride (as Cl)	6.9	mg/L	Max 250	APHA 4500 Cl 23 <sup>rd</sup> Ed.2017
8	Calcium ( as Ca)	4.2	mg/L	Max 75	IS 3025 (Part 40) 1991
9	Magnesium( as Mg)	<5.0	mg/L	Max 30	IS 3025 (Part 46) 1994
10	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
11	E.coli.	Absent	MPN/100ml	<2	IS 1622:1981

➤ Remark- The above water sample is Comply with required limit as per 10500:2012.  
For Total Coliform & E.coli. <2 can be consider as Zero [ Refer IS:1622 (R.A.1996), Table No.-4].

  
Checked by  
Miss. Aishwarya Shetty  
(Technical Manager)



  
Authorized Signatory  
Mr. Rahul Patil  
(Director)





# EHS MATRIX

## PRIVATE LIMITED

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Near Dran Company, Dhayari, Pune - 411041, Maharashtra, India.

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### TEST REPORT

Report No:	EHSM/2022/May/R-880	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra		
Sample Name	Soil	Sample Description	Soil
Date of Sampling	26/05/2022	Sampling Time	10.05AM
Sampling Location	At Construction site of flame university	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 kg
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

### Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			
	a) Sand	26	%	Manual Of Soil Testing
	b) Silt	32	%	
	c) Clay	42	%	
2	pH at 25°C	6.8	--	IS 2720(Part 26) 1987
3	EC at 25°C	1209	µS/cm	IS 14767 : 2000
4	Moisture Content	8.4	%	Manual Of Soil Testing
5	Organic Matter	0.12	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	21.0	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	119.0	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	1.08	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	126.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	58.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	197.0	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	40.0	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<1	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	2.50	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	2.18	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.5	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	4.10	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	3.19	mg/Kg	Manual Of Soil Testing

*Aishwarya Shetty*  
Checked by  
Miss. Aishwarya Shetty  
(Technical Manager)



*Rahul Patil*  
Authorized Signatory  
Mr. Rahul Patil  
(Director)  
Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
S.O. 3511 (E), Dated 24<sup>th</sup> August 2021 valid till 9<sup>th</sup> September 2023.

📍 Register Office Address :  
C-7, Omkar Kudale Patil Estate, Manik  
Baugh, Sinhgad Road, Pune - 411051

📍 Branch Office Address :  
F-01, Shakuntala Complex,  
Bajirao Chauri, 4th Lane

CERTIFICATIONS :  
ISO 9001 : 2015






## TEST REPORT

Report No:	EHSM/2022/May/R-608	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra (Cluster OCR 1,9,11,14) (AW)		
Sample Name	Waste Water	Sample Description	STP Outlet
Date of Sampling	26/05/2022	Sampling Time	11.45 AM
Sampling Location	STP	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	01 lit
Start Date of Analysis	27/05/2022	End Date of Analysis	31/05/2022

## Results

Sr. No.	Parameters	Results	Limit	Unit(s)	Methods
1	pH at 25 <sup>0</sup> c	7.45	--	--	APHA 4500 H+ B, 23 <sup>rd</sup> Ed.2017
2	Total Suspended Solids (TSS)	<5.0	20	mg/ L	APHA 2540 D, 23 <sup>rd</sup> Ed.2017
3	Biochemical Oxygen Demand (BOD) at 27°C for 3 days	7.0	10	mg/ L	IS 3025 (Part 44)
4	Chemical Oxygen Demand (COD)	29.0	50	mg/ L	IS 3025 (Part 58)
5	Total Nitrogen	8.0	10	mg/L	APHA 4500 N, 23 <sup>rd</sup> Ed.2017
6	Total Phosphorus	0.79	1	mg/L	APHA 4500P-C, 23 <sup>rd</sup> Ed.2017
7	Fecal Coliform	26.0	100	MPN/100 ml	IS 1622:1981

Remark- All Above Results is limit for discharge to Mega & metropolitan cities as per NGT order dated 30.4.2019

  
Checked By  
Miss. Aishwarya Shetty  
(Technical Manager)



  
Authorized Signatory  
Mrs. Sapana Chunchuwar  
(Quality Manager)





# EHS MATRIX

## PRIVATE LIMITED

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### TEST REPORT

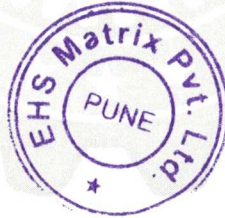
Report No:	EHSM/2022/May/R-618	Issue Date	01/06/2022
Name and Address of Customer	Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra		
Sample Name	Noise	Sample Description	Ambient Noise
Date of Sampling	26/05/2022	Sampling duration	Spot Time
Sampling done by	EHS Matrix Pvt Ltd, Pune		

### Results

Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	OCR6	69.1	56.8	75/70	CPCB Guideline
2.	OCR9	71.6	60.2		
3.	Flem University Area	65.4	50.3		

#### Remark-

- All above Noise level results are within Central Pollution Control Board Standards limit.
- Day/Night -75/70 dB.



  
Authorized Signatory  
Mr. Rahul Patil  
(Director)

Page 01 of 01

Laboratory Recognized by Ministry of Environment, Forest (MoEF) & Climate Change (CC) Govt. of India.  
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Register Office Address :  
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+91 98343 07334

CERTIFICATIONS :  
ISO 9001 : 2015  
ISO 14001 : 2015  
ISO 45001 : 2018

# Annexure-5

Consent to Establish

# MAHARASHTRA POLLUTION CONTROL BOARD

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



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

No:- Format1.0/CAC-CELL/UAN No.0000066710/CE/CAC-1910000502 Date: 10/10/2019  
To,  
M/s Knowledge City Education Pvt. Ltd. & Oxford Golf & Resorts Pvt. Ltd.,  
Village Lavale and Bavdhan, Tal. Mulshi, Dist. Pune.

**Sub: Grant of re-validation of Consent to Establish with expansion in the name of "OXFORD CITY" Residential, Educational Institute & Commercial project under Red Category**

- Ref:**
1. Consent to Establish accorded by Board vide No. BO/RO(P&P)/363 dtd. 10.04.2006.
  2. Environment Clearance accorded by MoEF vide No. 21-154/2006-IA.III dtd. 17.10.2006.
  3. Environment Clearance for expansion accorded by Env. Dept. vide No. SEIAA-EC-0000000622 dtd. 15.01.2019.
  4. Minutes of Consent Appraisal Committee meeting held on 02.05.2019.

Your application No.MPCB-CONSENT-0000066710 Dated 13.02.2019

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 Revalidation of Consent to Establish is granted for a period upto commissioning of project or 5 years**
2. **The capital investment of the project is Rs.1500 Crs. (As per undertaking submitted by pp).**
3. **The Consent to Establish with expansion for construction of Residential, Educational Institute & Commercial project "OXFORD CITY" of M/s Knowledge City Education Pvt. Ltd. & Oxford Golf & Resorts Pvt. Ltd. at the plot bearing Gat Nos. 1167 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat Nos. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Tal. Mulshi, Dist. Pune on total plot area 38,57,154 sq. mtrs. for remaining construction BUA 48,46,595 sq. mtrs. out of total construction BUA 54,24,423 sq. mtrs as per Environment Clearance and Commencement Certificate issued by Local Body including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	12185	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1 to S-122	D.G. Sets (3x50, 6x82.5, 2x125, 9x150, 160, 10x215, 2x250, 7x320, 3x400, 5x500, 2x630, 4x1000, 1010, 14x1250 & 53x2000 KVA)	122	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Municipal wet waste	37486.0 Kg/Day	OWC followed by composting	Used as manure for gardening
2	Municipal dry waste	249990.5 Kg/Day	segregation	Hand over to swach
3	STP sludge	1462 Kg/Day	--	Used as manure for gardening

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2008 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	Bio-Medical Waste	30	Kg/Day	BMW segregation & collection	Common BMW TSDF
2	E-waste	578	Kg/Day	E-waste segregation & collection	Sale to Auth. Party/ Recycler
3	5.1 Used /spent oil	5000	Ltr/A	NA	Sale to Auth. Party/ Re-processor

- 8 This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- 9 This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- 10 PP shall provide STP so as to achieve the treated domestic effluent standard for the parameter BOD-10 mg/lit.
- 11 The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening.
- 12 PP shall install organic waste digester along with composting facility/bio-digester (biogas plant) with composting facility for the treatment of wet garbage.
- 13 PP shall obtain membership of Common BMW TSDF for the treatment & disposal of BMW.
- 14 PP shall extend/submit BG to from total sum of Rs. 25 Lakhs towards compliance of EC and Consent to Establish conditions.

For and on behalf of the  
Maharashtra Pollution Control Board.

(E. Ravendran IAS),  
Member Secretary

**Received Consent fee of -**

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	4800000.00	5452306	11/07/2019	NEFT
2	3000000.00	5448336	13/02/2019	RTGS

**Copy to:**

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune II  
- They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai
3. CC-CAC Desk- for record & website updating purpose



**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 **12330 CMD for treatment of domestic effluent of 12185 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	Standards prescribed by Board
		Limiting Concentration in mg/l, except for pH
1.	BOD (3 days 27o C)	10
2.	Suspended Solids	20
3.	COD	50
4.	Residual Chlorine	1ppm

- 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. In no case, effluent shall find its way outside Project Proponent's premise.
- 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	13950.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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





**SCHEDULE-II**

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

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

Stack No.	Stack Attached To	APC System	Height in Mtrs.	Type of Fuel	Quantity & UoM
S-1 to S-3	DG Sets (3x50 KVA)	Stack	1.5	HSD	10.5 Ltr/Hr
S-4 to S-9	DG Sets (6x82.5 KVA)	Stack	2	HSD	17 Ltr/Hr
S-10 to S-19	DG Sets (9x150 KVA)	Stack	2.5	HSD	31.5 Ltr/Hr
S-20	DG Sets (160 KVA)	Acoustic Enclosure	2.5	HSD	34 Ltr/Hr
S-21 to S-30	DG Sets (10x215 KVA)	Acoustic Enclosure	3	HSD	45 Ltr/Hr
S-31 to S-32	DG Sets (2x250 KVA)	Acoustic Enclosure	3.5	HSD	52.5 Ltr/Hr
S-33 to S-39	DG Sets (7x320 KVA)	Acoustic Enclosure	4	HSD	67 Ltr/Hr
S-40 to S-42	DG Sets (3x400 KVA)	Acoustic Enclosure	4	HSD	84 Ltr/Hr
S-43 to S-47	DG Sets (5x500 KVA)	Acoustic Enclosure	4.5	HSD	105 Ltr/Hr
S-48 to S-49	DG Sets (2x630 KVA)	Acoustic Enclosure	5	HSD	132 Ltr/Hr
S-50 to S-53	DG Sets (4x1000 KVA)	Acoustic Enclosure	6.5	HSD	210 Ltr/Hr
S-54 to S-57	DG Sets (4x1010 KVA)	Acoustic Enclosure	6.5	HSD	212 Ltr/Hr
S-58 to S-71	DG Sets (14x1250 KVA)	Acoustic Enclosure	7	HSD	262 Ltr/Hr
S-72 to S-124	DG Sets (53x2000 KVA)	Acoustic Enclosure	9	HSD	420 Ltr/Hr

\* Above roof the building in which it is installed.

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

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**

- a) The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
- b) The toilet shall be provided with exhaust system connected to chimney through ducting.
- c) The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
- d) The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.



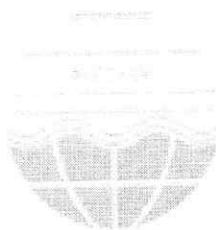
**SCHEDULE-III**  
**Details of Bank Guarantees:**

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C2E	2500000	15	Towards compliance of the Environmental Clearance & Consent to Establish conditions	30.09.2024	31.01.2025

**\*\*** The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

**BG Forfeiture History**

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



*[Handwritten signature]*

#### SCHEDULE-IV

##### Conditions during construction phase

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

##### General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011.
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G.Set
  - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Applicant 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) Applicant should make efforts to bring down noise level due to DG set, outside their 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 MoEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.