

IDEALPRIME VENTURES PRIVATE LIMITED

**REGISTERED OFFICE: OFFICE NO S-2, THE METROPOLE, 14, ADJACENT TO INOX, BUND GARDEN
ROAD, PUNE- 411 001**

CIN: U45100PN2020PTC189930 E Mail: info@iscprojects.co.in

Date: 25.06.2026

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

Sub: Submission of Environmental Clearance compliance for (June 2026) construction of
Proposed Commercial Project “ISC TOWER” at S. No. Plot no B, CTS No. 11/1/4/15
and 10 (P), Bund Garden Road, tal, Pune city District- Pune, Maharashtra 411001 by
IDEALPRIME VENTURES PRIVATE LIMITED.

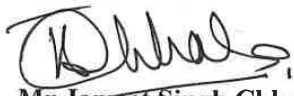
Ref: Environment Clearance No. SIA/MH/INFRA2/455382/2023, Dated 09/10/2024

Respected Sir,

We are submitting the current Status of our construction work, monitoring reports, datasheet,
and pointwise environmental clearance compliance status to various stipulations laid down by
the Ministry of Environment and Forest in its Environment Clearance No.
SIA/MH/INFRA2/455382/2023, Dated 09/10/2024 along with the necessary enclosure and
annexure.

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

Thanking you,
Yours Sincerely,


Mr. Jameet Singh Chhabra
Director



CC:

The Member Secretary SEIAA, Environment Department, Room No.217, 2nd floor, Mantralay, Annexe
Mumbai 400032

The Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 2/3/4th floor, Sion Matunga
Scheme, Road No. 8, Opp. Sion Circle, Sion (East), Mumbai-400022. **The Regional Officer**, Maharashtra
Pollution Control Board, Jog Center, 3rd floor, Mumbai Pune Road, Wakdewadi, Pune, Maharashtra 411003.

SIX MONTHLY COMPLIANCE REPORT

(June 2026)

Proposed Construction Project "ISC TOWER"

AT

Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city
District- Pune, Maharashtra 411001

SUBMITTED BY

IDEALPRIME VENTURES PRIVATE LIMITED

(Office No. S-2, The Metropole, Adjacent to Inox,
Bund Garden Road, Pune. -411001)

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**Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund
Garden Road, tal, Pune city, Maharashtra 411001**

PART A

CURRENT STATUS OF WORK

CURRENT STATUS OF WORK June - 2026

Current Status Work of the project: Proposed Construction Project “ISC TOWER”

Sr. No.	No. of Buildings	Configuration	Status	Status of the Environmental Management Facilities
1	Commercial Building 1	2 basement+ 1 ground Floor +podium 1 st to+ podium 7 th floor+ 1 st Amenity Floor + 2 nd to 16 th office floors + Terrace floor	2 Basement Completed + 1 Ground Floor +Podium1 + Podium2 + Podium 3 Work in Progress	STP work in progress

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

PART B

POINT WISE COMPLIANCE STATUS

PARTB:

2. Point wise compliance status to various stipulations laid down by the Ministry in its Clearance Letter No. SISIA/MH/INFRA2/455382/2023 Dated- 9/10/2024:

Sr. No.	Condition	Status
	Specific Conditions:	
A.	SEAC Conditions-	
1.	PP to Submit the copy of IOD	Noted and adhered.
2.	PP to submit details of energy saving calculations.	Noted and adhered.
3.	PP to submit mitigation measures in traffic impact assessment.	Noted and adhered.
4.	PP to accommodate more number of required trees on site and submit revised green belt development plan.	Noted and adhered.
5.	PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021	Noted and adhered.
6.	PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted and adhered.
B.	SEIAA Conditions: -	
1.	PP has provided mandatory RG area of 701.82 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.	Noted and adhered.
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 tyres and strength to increase the water permeable area as well as to allow effective fire tender movement	Noted and adhered.
3.	PP to achieve at least 5% of total energy requirement from solar/ other renewable sources	Noted and adhered.
4.	PP shall comply with the standard EC conditions mentioned in the office Memorandum issued by MoEF and CC vide F. NO. 22-34/2018-1A. III dt 04.01.2019	Noted and adhered.
5.	SEIAA after deliberation decided to grant EC for FSI- 14343.96 m2, Non FSI- 17445.16 m2 Total BUA – 31789.12 m2 .	Noted and adhered.
General Conditions		
a) Construction Phase: -		
I.	The solid waste generated should be properly collected and segregated.	Noted & agreed.

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	Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	The solid waste generated during construction phase will be segregated and handed over to authorized dealer for further disposal.
<u>II</u>	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.	Noted and obeyed. All construction waste is collected & segregated properly. Most of it is reused for the construction activity.
<u>III</u>	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste generation during construction phase.
<u>IV</u>	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.	Yes, noted and we will provide all the sanitation facility for construction workers. All required sanitary and hygienic measures like safe drinking water facility, 4 Mobile toilets, first aid box provided. Photographs attached.
<u>V</u>	Arrangement shall be made that waste water and storm water do not get mixed.	Separate waste water and storm water separate lines provided for the disposal of storm water and drainage water.
<u>VI</u>	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Best practices to reduce water demand during construction phase was adopted. We used mixed concrete in the construction to reduce water demand.
<u>VII</u>	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Noted & adhered.
<u>VIII</u>	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.	No ground water extraction for any purpose during the construction & operation phase of the project. Water requirement in construction phase is being supplied by Tanker Water supplier & water requirement during operation phase will be met through PCMC. If required, permission will be taken from the concerned authority.
<u>IX</u>	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.	We will use water efficient technologies in the project to reduce water consumption. Low flow fixtures will used for showers, toilet flushing.

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<u>X.</u>	The Energy Conservation Building Code shall be strictly adhered to.	Noted & agreed.
<u>XI.</u>	All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site.	Top soil excavated during construction activities is stored and used for landscape development.
<u>XII.</u>	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Excavated top soil is stored & used in landscaping.
<u>XIII.</u>	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.	There is no threat to ground water quality by leaching of heavy metals & toxic contaminants as there is no activity involving heavy metals & other toxic contamination. Soil Analysis Report was attached. <u>Please refer the Annexure 1</u>
<u>XIV.</u>	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Noted and adhered.
<u>XV.</u>	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 acoustically enclosed diesel type generator sets which uses lowSulphur diesel will used which confirms to Environment (protection) Rules prescribed for air and noise emission standards.
<u>XVI.</u>	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/ leakage.	Noted and adhered.
<u>XVII.</u>	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	All the adequate measures have been implemented to keep ambient air & noise levels in and around construction premises within the permissible norms. Air & noise monitoring reports are attached. <u>Please refer the Annexure 1.</u>
<u>XVIII</u>	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	Noted and agreed. The proposed DG sets in the operation phase will be provided with acoustic enclosures, adequate stack height & sampling facility & also will use low Sulphur diesel.

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	combined capacity of all proposed DG sets. Use low Sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	
XIX	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell/ designated person.	Noted & agreed. Regular supervision done by our site engineer to take care of the construction activity & of the surrounding.
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.	We provided organic waste converter (OWC) facility in operation phase. .
II.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	Noted and adhered.
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.	Noted & adhered. Treated water will be used for flushing and gardening.
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	Noted and adhered. We will ensure completion of STP, OWC and Green belt development prior to occupation of buildings.

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	infrastructure is installed and made functional including water requirement.	
<u>V</u>	The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.	Noted & obeyed. Occupancy will not be given unless and until there is sustainable water supply of drinking water & connectivity of the sewer line up to the project.
<u>VI</u>	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	There is no traffic congestion near the entry and exit points from the roads. Parking is fully internalized and no public space is being utilized.
<u>VII</u>	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and Noted & will be implemented.
<u>VIII</u>	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Noted and agreed. Green Belt Development was carried out considering CPCB guidelines including selection of plant species and in consultation with the local Landscape consultant.
<u>IX</u>	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Noted and adhered.
<u>X</u>	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These costs shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Separate funds are allocated for implementation of EMP during construction phase and Operation phase. the fund which is allocated for environmental protection measures will not be diverted for any purpose. Find attached EMP report in <u>Enclosure 1</u> .
<u>XI</u>	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	Advertisement was published in Local News Paper English (Financial Express) & Marathi (Loksatta) Copy of News Paper Advertisement was attached. <u>Please refer the Annexure 2</u>
<u>XII</u>	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,	Noted and adhered. The EC copy attached. <u>Please refer Enclosure I</u> .

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	if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	
XIII.	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Noted and adhered. We are submitting six monthly reports regularly along with necessarily documents. Ambient Air Quality monitoring at project site as well as various locations are attached. <u>Please refer the Annexure 1.</u>
c)	General EC Conditions: -	
I.	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted.
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.	Please refer Enclosure II. Format1.0/CC/UAN No.0000202383/CE/2407001622 Date: 14/07/2024
III.	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental clearance has been obtained from the MoEF as vide their ref SIA/MH/INFRA2/455382/2023 Dated- 9/10/2024. <u>Please refer the Enclosure I.</u>
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.	We are submitting six monthly reports along with necessary documents to the respective regional office of MOEF and the MPCB.
V.	The environmental statement for each financial yearending 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	Noted.

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	be sent to the respective Regional Offices of MoEF by e-mail.	
<u>VI.</u>	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Noted & agreed. We shall not make any expansion or modification of the project without the prior approval of the Ministry of Environment, Forest and Climate Change (MoEF & CC).
<u>VII.</u>	This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily imply that Forestry & Wild life clearance granted to the project which will be considered separately on merit.	Noted & agreed.
<u>4.</u>	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.	Noted & agreed.
<u>5.</u>	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.	Noted & agreed.
<u>6.</u>	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.	PP has noted and agreed to follow the stipulated condition.
<u>Z.</u>	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006,	Noted & agreed.

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	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 Waste (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.	Noted & agreed.
9.	Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1 st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted & agreed.

Please find the same enclosed along with this letter.

Please find all the above mentioned in order and kindly acknowledge the receipt of the same.

Thanking you,

Yours Sincerely,

For IDEALPRIME VENTURES PRIVATE LIMITED

PART C

(Datasheet with Enclosure No I, Enclosure No II and
Enclosure No III)

ENCLOSURE NO. I

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

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

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

PART – I

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Proposed Construction Project	
2.	Name of the project	:	Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city District- Pune, Maharashtra 411001	
3.	Clearance letter (s) / OM No. and Date	:	Clearance Letter No. SIA/MH/INFRA2/455382/2023 Dated- 9/10/2024	
4.	Location	:	Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city District- Pune, Maharashtra 411001	
	a. District (S)	:	Pune	
	b. State (s)	:	Maharashtra	
5.	Address for correspondence			
	a. Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers)		Name	Director
			Regd. Office address	Office No. S-2, The Metropole, Adjacent to Inox, Bund garden Road, Pune. -411001
			Contact number	==
			e-mail	==
6.	Salient features			
	a. of the project	:	PART –I	
	b. of the environmental management plans	:	PART –II	
7.	Breakup of the project area	:	Total Plot Area – 2865.17 m ² Total Built-Up Area – 31789.12 m ²	
	a. Submergence area forest & non-forest	:	Not applicable	
	b. Others	:	PART –I	

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless laborer's/artisan	:	Not Applicable.
	a.	SC, ST/Adivasis	: Not Applicable
	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	: Not Applicable
9.	Financial details	:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:	
	1.	Total Cost of the Project	: Rs. 121.36 Cr.
	b.	Allocation made for environ-mental management plans with item wise and year wise Break-up.	: PART –III
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	: --
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	: Yes
	e.	Actual expenditure incurred on the project so far	: PART III
	f.	Actual expenditure incurred on the environmental management plans so far	: PART III
10.	Forest land requirement	:	Not Applicable
	a.	The status of approval for diversion of forest land for non-forestry use	: Not Applicable
	b.	The status of clearing felling	: Not Applicable
	c.	The status of compensatory afforestation, if any	: Not Applicable

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	d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.		The status of clear felling in Non-forest areas(such as submergence area of reservoir,	:	Not Applicable
12.		Status of construction	:	PART A 2 Basement Completed + 1 Ground Floor +Podium1 + Podium2 + Podium 3 Work in Progress
	a.	Date of commencement (Actual and/or planned)	:	August 2024
	b.	Date of completion (Actual and/or planned)	:	-
13.		Reasons for the delay if the Project is yet to start	:	N. A.
14.		Dates of site visits	:	
	a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	Not yet visited
	b.	Date of site visit for this monitoring report	:	-
15.		Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)	:	Not Applicable

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PART I

PROJECT DETAILS

Name & Location	:	Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city District- Pune, Maharashtra 411001
Total no. Of workers to be employed during the construction phase.	:	2 Basement Completed +1 Ground Floor +Podium1 + Podium2 + Podium 3 Work in Progress workers on site 60 to 70 no's
Total Project cost	:	Rs. 121.36 Cr only.
Project infrastructure	:	Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city District- Pune, Maharashtra 411001
	:	Total Plot Area – 2865.17 m ² Total Built-Up Area – 31789.12 m ²
Water Requirement and Sources	:	During Operational Phase - Total Water Requirement- 82 CMD Recycled water- 40 CMD Fresh Water- 42 CMD
Sewage generated	:	Waste water Generation: 67 CMD
Power	:	During Construction Phase - 1. From MSEDCL: 75 KW Operational Phase - From MSEDCL connected load During Operation Phase (Connected Load): 3689 KW During Operation Phase (Demand Load): 1623 KW D.G Set of Capacity: 1 Nos. x of 1500 KVA Transformer:1 No. of 2000 KVA
Gaseous emissions	:	Pollutants like SPM, and SO ₂ may arise from emissions from DG Sets that will be connected to an appropriately designed vent.
Solid waste from : Garbage: Operation Phase 1. Dry 2. Wet 3. STP sludge	:	Residential &Commercial 206 kg /day. 137 kg/day 3 kg/day

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PART II ENVIRONMENTAL IMPACTS AND MANAGEMENT PLAN EMP for Construction Phase

	Environment al Issues/Impac ts	Mitigation measures	Responsibility	Legal &Other requirement s
LOCATION SPECIFIC				
1.	Level difference in Land	<ul style="list-style-type: none"> For minimum cutting and filling on site, parking level are planned along the contours and proposed formation levels shall be created by using ramp along the natural slope. Proper measures shall be adopted for noise and dust suppression on site and in surrounding areas 	Project Proponents /Architects	--
2.	Loss of vegetation	<ul style="list-style-type: none"> Good Landscaping with good plantation 	Contractor/ Project Manager	--
DESIGN SPECIFIC				
1.	Building Height	<ul style="list-style-type: none"> Height of the building is in accordance with the local planning permissions and aviation NOC 	Architects	Guidelines of PMC
2.	Incremental runoff due to Increase in paved areas	<p>Planned RG area: 701.82 m²</p> <ul style="list-style-type: none"> Minimizing the incremental runoff from the site with the help of rain water harvesting 	Architects	--
CONSTRUCTION PHASE				
1.	Increase in water demand (15-20 KLD) due to water usage for construction, dust suppression and for workers	<ul style="list-style-type: none"> Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing. Use of wet jute cloth/gunny bags instead of water spray for curing activity. 	Contractor & Project Manager	--
2.	Sewage generation and disposal	<ul style="list-style-type: none"> Disposal of sewage generated to sewer line Daily watch on sanitation facilities, drains & good housekeeping 	Contractor & Project Manager	Water (P & CP) Act 1974
3	Municipal solid waste generation (45 kg/day) by workers	<ul style="list-style-type: none"> Segregation of Biodegradable (137 kg/day) and non-biodegradable garbage (206 kg/day) Disposal of segregated waste to PMC 	Contractor & Project Manager	--

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

4.	Construction activity may lead to • Water logging onsite	<ul style="list-style-type: none"> • Computation of the runoff from the catchment areas outside the plot and runoff within the plot. • Proper management of Channelization of storm water. 	Contractor & Project Manager	Storm water drainage remarks from PMC
	<ul style="list-style-type: none"> • Unsanitary conditions and mosquito breeding on site • Sedimentation of outside drains 	<ul style="list-style-type: none"> • Designing storm water drainage with adequate capacity to cater the total runoff from site to avoid flooding on site • Use of screens and silt traps in advance of earthworks • Proper maintenance of storm water drainage to avoid choking of drains and flooding on site • Prompt completion of works relating to drainage and sediment control • Ensure discharge of storm water from the site or inflow to the site due to contributing catchment is clear of sediment and pollution 		
5	Construction activity			
a.	Dust generation	<ul style="list-style-type: none"> • On site sensors shall be installed to monitor PM₁₀ and PM_{2.5} • Provision of Barricades of adequate height along the periphery of the site • Use of covering sheets while transporting the material 	Contractor/ Proponents	--
b.	Noise & Vibration	<ul style="list-style-type: none"> • Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time • Provision of ear plugs to workers • No noise polluting work in night shifts • Provision of barricades along the periphery of the site 		
c.	Disruption of soil & runoff	<ul style="list-style-type: none"> • Sedimentary controls to be implemented 		
d.	Oil leaks	<ul style="list-style-type: none"> • Regular maintenance of machineries to prevent and repair leaks • Contaminated soil (if any) disposed to authorized CHWTSDf 		

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e	Generation of construction waste - Debris/ Excavation material	<ul style="list-style-type: none"> • Quantity of the debris: • Rock - Used for plinth refilling & road formation • Disposal of hazardous waste to CHWTSDF • Construction waste (Empty Cement Bags, Paint container, other Barrels & Scrap metal) will be handed over/sold to Authorized recyclers 	Contractor/ Proponents	--
6	Vehicular movement <ul style="list-style-type: none"> • Increase in traffic • Air emissions & Noise • Oil leaks 	<ul style="list-style-type: none"> • Proper traffic management for the construction vehicles • Provision of oil and grease traps to the Storm water drains • Regular maintenance of vehicles With suitable enclosures and intake silencers <p>Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours</p>	Project Manager	--

7	Use of DG sets may leads to air and noise pollution	<ul style="list-style-type: none"> • DG sets with inbuilt acoustic enclosures • Site barricading • Regular maintenance 	Project Manager	--
8	Impact on health of workers Accidents, Hazards, injuries to workers	<ul style="list-style-type: none"> • Adequate drinking water, canteen, toilet and bathing facilities • First aid facility • Regular health checkup of workers • Risk assessment and preparation of disaster management plan • Provision of temporary water tank for firefighting and appropriate fire suppression measures • Safety educational and awareness program • Proper security arrangements 	Safety officer	--
OPERATION PHASE				
1.	Increase in water demand	<ul style="list-style-type: none"> • Use of treated sewage for flushing (141.61 CMD) and gardening (6 CMD) • Use of Treated Waste Water for flushing and gardening resulting in reduction of Net water demand by 54 % 	Project Proponents/ Society/ Facility Management system	Water Act 1974 as amended

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2.	Sewage generation	<ul style="list-style-type: none"> Provision of STP of capacity 70 CMD for treatment of sewage up to tertiary level. Proper operation and maintenance of STP and Daily analysis of general parameters like pH, BOD, COD and TSS & O & G of the STP outlet to ensure good treatment of waste water with the help of sensors Ventilation around the STP Proper arrangements for sludge handling and disposal 	Project Proponents/ Society/ Facility Management system	--
3.	Incremental Run of from site	<ul style="list-style-type: none"> Minimizing the incremental runoff from the site with the help of rain water harvesting pits Proper management of channelization of storm water from site by using proper internal SWD system and two discharge points of having adequate Capacity 	Project Proponents/ Society/ Facility Management system	
		<ul style="list-style-type: none"> Use of screens and silt traps to SWD Proper maintenance of storm water drainage to avoid choking of drains and flooding on site Ensure discharge of storm water from the site is clear of sediment and pollution Provision of sump pumps External drain of adequate capacity 		
4.	Power demand	Provision of energy saving measures: As per MSEDCL requirements, we are planned to use high efficiency Transformer & to reduce losses. Losses for Transformer will be as per IS standards & ECBC norms. Following are the Energy efficient fixtures should be used in our project for energy conservation: -	Project Proponents/ Society/ Facility Management system	
5.	Use of DG sets may lead to air and noise pollution	<ul style="list-style-type: none"> Stack height as per CPCB norms DG sets with inbuilt acoustical closures 	Project Proponents/ Society/ Facility Management system	CPCB specification

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6.	<p>Vehicular movement</p> <ul style="list-style-type: none"> • Increase in traffic • Air emissions & Noise • Contamination of soil (if any) leads to Oil leaks 	<ul style="list-style-type: none"> • Provide adequate traffic signs and signage's to notify residents • Install safety mirrors to aid visibility in conflict points • Prevent parking near the Entry and Exit Gate • Provide speed humps to regulate speed of vehicles • Provide pedestrian crossings and dedicated footpath to cater to the walking population • Assign traffic wardens to regulate flow of project traffic during peak hours 	Project Proponents/ Society/Facility Management system	--
7.	Odour and unsanitary conditions due to STP and Composting of biodegradable garbage	<ul style="list-style-type: none"> • Ventilation around STP and OWC area • Proper housekeeping and maintenance 	Project Proponents/ Society/ Facility Management system	Air act 1981, as amended
8.	Municipal waste & other solid waste generation	<ul style="list-style-type: none"> • Informing and educating occupants for solid waste management • Provision of adequate space (OWC) for solid waste management. Proper 	Project Proponents/ Society/ Facility	--
		<p>segregation on site to biodegradable and non-biodegradable.</p> <ul style="list-style-type: none"> • Non-recyclable waste (206 kg/day): To PMC • Biodegradable waste (137 kg/day) Treatment in Organic Waste Converter (OWC) • End product from OWC and sludge generated from STP shall be used as manure on site • Quarterly monitoring of manure 	Management System	
9.	Disasters like Fire, lightning, Earthquake etc.	<ul style="list-style-type: none"> • Preparation of Disaster Management Plan • Provision of Safety officer, Security and First aid team • Regular review of DMP and mock drill • Effective implementation of DMP 	Safety Officer	CFO NOC

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

ENCLOSURE NO. I

(COPY OF ENVIRONMENTAL CLEARANCE)

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

**ENVIRONMENTAL
CLEARANCE**

PARIVESH

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



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

To,

The Director
IDEALPRIME VENTURES PRIVATE LIMITED
Office No. S-2, The Metropole, Adjacent to Inox, Bund garden Road, 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/INFRA2/455382/2023 dated 14 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC24B038MH190215 |
| 2. File No. | SIA/MH/INFRA2/455382/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Commercial Development Project "ISC TOWER" by M/S Idealprime Ventures Pvt. Ltd. |
| 7. Name of Company/Organization | IDEALPRIME VENTURES PRIVATE LIMITED |
| 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: 09/10/2024

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

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

This is a computer generated cover page.

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/455382/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Idealprime Ventures Pvt. Ltd.,
Plot No. B, CTS No. 11/1/4/15 & 10(P),
Bund Garden Road, Pune.

Subject : Environmental Clearance for Commercial Development Plot No. B,
CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist.
Pune by M/s. Idealprime Ventures Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/455382/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 189th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th July, 2024.

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

1	Proposal Number	SIA/MH/INFRA2/455382/2023
2	Name of Project	Commercial Development Project "ISC TOWER"
3	Project category	8a (B2)
4	Type of Institution	Private Limited
5	Project Proponent	M/S Idealprime Ventures Pvt. Ltd.
6	Consultant	Enviro Analysts and Engineers Pvt. Ltd.
7	Applied for	Environment Clearance
8	Details of previous EC	NA.
9	Location of the project	Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist. Pune -411001, Maharashtra.
10	Latitude and Longitude	Latitude: 18°31'35.06"N, Longitude: 73°52'40.58"E
11	Total Plot Area (m ²)	2865.17
12	Deductions (m ²)	-
13	Net Plot area (m ²)	2865.17
14	Proposed FSI area (m ²)	14343.96
15	Proposed non-FSI area (m ²)	17445.16
16	Proposed TBUA (m ²)	31789.12
17	TBUA (m ²) approved by Planning Authority till date	Applied
18	Ground coverage (m ²) & Percentage (%)	982.60
19	Total Project Cost (Rs.)	Rs. 121.36 Cr.
20	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020, and its

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

		clarification thereof		
21	Details of Building Configuration:			Reason for Modification / Change
	Previous EC / Existing Building: NA	Proposed Configuration		
		Building Name	Number of floors	
		Commercial Building- 1 No.	2 Basement +1 Ground Floor + Podium 1st to Podium floor 7th + 1st Amenity Floor + 2st to 16th Office floors + Terrace floor.	97.00
22	Total number of tenements		16 No. of Offices, Total Population: 1716 Nos.	
23	Water Budget			
	Dry Season (CMD)		Wet Season (CMD)	
	Fresh Water	42	Fresh Water	42
	Recycled	40	Recycled	34
	Gardening	6	Gardening	-
	Flushing	34	Flushing	34
	Total	82	Total	76
	Wastewater generation	67	Wastewater generation	67
24	Water Storage Capacity for Firefighting / UGT(m ³)		Details of UGT: Domestic: 42 CMD Flushing water tank:40 CMD Fire Fighting Tank: 300 CMD Rain/Raw Water Tank: 60 CMD	
25	Source of water		From Pune Municipal Corporation	
26	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon:8-10 m Post Monsoon:5-7 m	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	3 Nos. recharge pits with bores (1no.of rooftop & 2 nos. of surface) of size 2.0 m x 2.0 m x 2.0 m	
		Details of UGT tanks if any:	Domestic: 42 CMD, Flushing water tank:40 CMD Fire Fighting Tank: 300 CMD Rain/Raw Water Tank: 60 CMD	
27	Sewage and Wastewater		Sewage generation in CMD:	67 m ³ /day
			STP technology:	MBBR Process
			Capacity of STP (CMD):	70 m ³
28				

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

	Solid Waste Management during Construction Phase		
	Type	Qty.(kg/d)	Treatment / disposal
	Dry waste:	18	Handed over to Authorized vendor
	Wet waste:	27	
	Construction waste	15870 cum (Excavation 15450 cum + 420 Top soil)	Top soil will be 420 cum. Excavation will be 15450 cum Out of which 1545 cum will be utilized within site and remaining 13905 cum will be disposed at outside with due precautions and permissions.
29	Solid Waste Management during Operational Phase		
	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	206	Handed over to Authorized Agency
	Wet waste:	137	Treated in OWC
	Hazardous waste:	NA	-
	Biomedical waste	NA	-
	E-Waste	4.0	Handed over to Authorized Recycler
	STP Sludge (dry)	3.0	Used as manure
30	Green Belt Development	Total RG area (m ²):	701.82
		Existing trees on plot:	7
		Number of trees to be planted:	36
		Number of trees to be cut:	7
		Number of trees to be transplanted:	0
31	Power requirement:	Source of power supply:	By MSEDCL
		During Construction Phase (Demand Load):	110 kW
		During Operation phase (Connected load):	3689 kW
		During Operation phase (Demand load):	1623 kW
		Transformer:	1 X 2000 KVA
		DG set	1 X 1500 KVA
32	Details of Energy saving	Fuel used	Diesel
		<ul style="list-style-type: none"> Auto Timer control for external & common lighting. Use of LED lamps in all public/ common areas. Solar powered water heating and PV. Electronic V3F Drives for Elevators. Solar PV Panel power for common area lighting. 	Total 26.53 % Project saving Total 6.16 % Solar Saving.
33	Environmental Management plan budget during Construction phase		12.82 Lakhs
34	Environmental Management plan Budget during Operation phase		
	Component	Details	Capital (lakhs)
	Storm Water	-	-
	Sewage treatment	1 No. STP	10
	Water treatment	NA	-
	RWH	3 Nos. RWH pits	9.40
	Swimming Pool	NA	-
	Solid Waste	1 No. OWC	3.5
	Hazardous waste	NA	-
	E-waste	-	-
	Green belt development		1.08
	Energy saving	Solar & LED	59.20
	Environmental Monitoring	-	From MoEF&CC
			7.87

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

				approved lab		
	Disaster Management + Lightening arrestor			255.08	23.62	
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
		4-Wheeler	150	152	12.5	
		2-Wheeler	548	554	2.0	
		Bicycles	-	-	-	
		PMC : Two Wheeler : 117 Nos. Four Wheeler : 102 Nos.				
36	Details of Court cases / litigations w.r.t. the project and project location if any.					NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 278th (Day-3) meeting held on 24th July, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit copy of IoD.
2. PP to submit details of energy saving calculations.
3. PP to submit mitigation measures in traffic impact assessment.
4. PP to accommodate more number of required trees on site and submit revised green belt development plan.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 701.82 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-14343.96 m2, Non FSI-17445.16 m2, total BUA- 31789.12 m2. (Plan approval No-CC/2519/23, dated-08.01.2024)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering

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

common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

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

B) Operation phase:-

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

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- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by: Shri Pravin C. Darade, I.A.S.
Designation: Member Secretary
Date and Time: 10/10/2024 5:22:11 PM

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

ENCLOSURE NO. II
(COPY OF CONSENT TO ESTABLISH)

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/ORANGE/L.S.I
No:- Format1.0/CC/UAN No.0000202383/CE/2407001622

Date: 14/07/2024

To,
M/S IDEALPRIME VENTURES PVT. LTD.,
Plot No. B, CTS No. 11/1/4/15 & 10(P),
Bund Garden Road, Tal. Pune City, Dist.
Pune



Sub: Consent to Establish for Commercial construction project under Orange category

Ref: 5th Consent Committee Meeting of 2024-25 held on 27.06.2024

Your application NO. MPCB-CONSENT-0000202383

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:

- The Consent to Establish is granted for period upto commissioning of the project or five years whichever is earlier**
- The capital investment of the project is Rs.121.36 Cr. (As per undertaking submitted by pp).**
- The Consent to Establish is valid for construction project named as M/S IDEALPRIME VENTURES PVT. LTD., Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist. Pune on Total Plot Area of 2865.17 SqMtrs for total construction BUA of 31789.12 SqMtrs including utilities and services**
- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	67	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

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

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set-1500 kVA	01	As per Schedule -II

6. Conditions under Solid Waste Rules, 2016:

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	137 Kg/Day	OWC with composting or Biodigester with composting	Composting by OWCmanure produced will be used at a site for landscaping
2	Non Biodegradable waste	206 Kg/Day	Segregation	Will be handed over to a recycler
3	STP Sludge	10 Kg/Day	Dewatering	Will be use as manure for gardening

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

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

8. Conditions under E-Waste Management:

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E Waste	4.00	Kg/Day	To Authorized Dismantler

- The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
- Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
- Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
- PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E

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



Dr. Avinash

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Signed by: **Dr. Avinash Dhakne**
Member Secretary
For and on behalf of,
Maharashtra Pollution Control Board
ms@mpcb.gov.in
2024-08-01 11:12:23 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	242720.00	MPCB-DR-25251	15/03/2024	RTGS

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide MBBR based Sewage Treatment Plants (STPs) of combined capacity **70 CMD for treatment of domestic effluent of 67 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	76.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Grandening/Other consumption	6 landscape

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-1500 kVA	Acoustic Enclosure	30.00	HSD 375 Ltr/Hr	1	SPM	180 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent To Establish	Rs 10 Lakhs	15 Days	Compliance of Consent Conditions	upto Commissioning of the project	upto Commissioning of the project

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

Conditions during construction phase

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

General Conditions:

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

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

This certificate is digitally & electronically signed.

PART D
ANNEXURES

ANNEXURE NO. 1
AMBIENT AIR, SOIL, NOISE
MONITORING REPORT

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

TEST REPORT							
Report No:		EFEL/PRO/2026/05/28		Issue Date		08/05/2026	
Name and Address of Customer		Proposed Commercial project Located at Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist.Pune M/S. IDEALPRIME VENTURES PVT. LTD					
Sample Name		Air		Sample Description		Ambient Air	
Date of Sampling		02/05/2026		Sampling duration		24 hrs	
Start Date of Analysis		04/05/2026		End Date of Analysis		08/05/2026	
Sampling Location		Near Main Gate		Sampling Procedure		CPCB Guideline for measurement of Ambient Air pollutants Volume I	
Dry bulb temperature		34°C		Wet bulb temperature		29°C	
Relative Humidity		41%		Sampling done by		Eurofine Enviro Lab Pvt. Ltd.	
Results							
Sr. No.	Parameter		Result	Unit(s)	Specifications (NAAQ Standards)	Method	
1	Sulphur Dioxide(SO ₂)		18.9	µg/m ³	≤ 80	IS 5182(Part 2)	
2	Oxides of Nitrogen(NO ₂)		23.5	µg/m ³	≤ 80	IS 5182 (Part 6)	
3	Particulate Matter PM ₁₀		56.5	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I	
4	Particulate Matter PM _{2.5}		30.0	µg/m ³	≤ 60		
5	Carbon Monoxide (CO)		0.70	mg/m ³	≤ 04		
6	Ozone(O ₃)		22.6	µg/m ³	≤ 180		
7	Lead (Pb)		BDL	µg/m ³	≤ 01		
8	Arsenic(As)		BDL	ng/m ³	≤ 06		
9	Nickel(Ni)		BDL	ng/m ³	≤ 20		
10	Ammonia(NH ₃)		BDL	µg/m ³	≤ 400		
11	Benzo(a)Pyrene(BaP)		BDL	ng/ m ³	≤ 1.0	IS 5182 (Part 11)	
12	Benzene(C ₆ H ₆)		BDL	µg/m ³	≤ 05		
Remark-							
➤ All above results are within National Ambient Air Quality standards.							
➤ BDL – Below Detectable Limit.							



Shelar
Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

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Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 45001 : 2018

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



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eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

TEST REPORT					
Report No:		EFEL/PRO/2026/05/29		Issue Date	
		08/05/2026			
Name and Address of Customer		Proposed Commercial project Located at Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist.Pune M/S. IDEALPRIME VENTURES PVT. LTD			
Sample Name		Air		Sample Description	
				Ambient Air	
Date of Sampling		02/05/2026		Sampling duration	
				24 hrs	
Start Date of Analysis		04/05/2026		End Date of Analysis	
				08/05/2026	
Sampling Location		NEAR SITE Office		Sampling Procedure	
				CPCB Guideline for measurement of Ambient Air pollutants Volume I	
Dry bulb temperature		34°C		Wet bulb temperature	
				29°C	
Relative Humidity		41%		Sampling done by	
				Eurofine Enviro Lab Pvt. Ltd.	
Results					
Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO ₂)	16.9	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	21.5	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	58.4	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	32.6	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.30	mg/m ³	≤ 04	
6	Ozone(O ₃)	22.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)
Remark-					
➤ All above results are within National Ambient Air Quality standards.					
➤ BDL – Below Detectable Limit.					



(Signature)
Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

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Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 45001 : 2018

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

TEST REPORT					
Report No:		EFEL/PRO/2026/05/30		Issue Date	
		08/05/2026			
Name and Address of Customer		Proposed Commercial project Located at Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist.Pune M/S. IDEALPRIME VENTURES PVT. LTD			
Sample Name		Air		Sample Description	
				Ambient Air	
Date of Sampling		02/05/2026		Sampling duration	
				24 hrs	
Start Date of Analysis		04/05/2026		End Date of Analysis	
				08/05/2026	
Sampling Location		Back Side		Sampling Procedure	
				CPCB Guideline for measurement of Ambient Air pollutants Volume I	
Dry bulb temperature		34°C		Wet bulb temperature	
				29°C	
Relative Humidity		41%		Sampling done by	
				Eurofine Enviro Lab Pvt. Ltd.	
Results					
Sr. No.	Parameter	Result	Unit(s)	Specifications (NAAQ Standards)	Method
1	Sulphur Dioxide(SO ₂)	21.6	µg/m ³	≤ 80	IS 5182(Part 2)
2	Oxides of Nitrogen(NO ₂)	25.6	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	52.6	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	31.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	0.40	mg/m ³	≤ 04	
6	Ozone(O ₃)	21.6	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/ m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)
Remark-					
➤ All above results are within National Ambient Air Quality standards.					
➤ BDL – Below Detectable Limit.					



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

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• ISO 14001: 2015 • ISO 45001 : 2018

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



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LAB PVT. LTD.**

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eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT					
Report No:	EFEL/PRO/2026/05/31		Issue Date	08/05/2026	
Name and Address of Customer	Proposed Commercial project Located at Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist. Pune M/S. IDEALPRIME VENTURES PVT. LTD				
Sample Name	Ambient Noise	Sample Description	--		
Date of Sampling	02/05/2026	Sampling duration	--		
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.				
Results					
Sr. No.	Location	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Main Gate	53.6	43.2	55/45	CPCB Guideline
3.	NEAR SITE Office	52.5	41.6		
4.	Back Side	50.6	40.2		
Remark- ➤ All above Noise level results are within Central Pollution Control Board Standards limit. ➤ Day/Night -55/45 dB.					



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

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Certifications: ISO 9001 : 2015
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Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



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eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

Report No:	EFEL/PRO/2026/05/32	Issue Date	08/05/2026
Name and Address of Customer	Proposed Commercial project Located at Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist. Pune M/S. IDEALPRIME VENTURES PVT. LTD		
Sample Name	Soil	Sample Description	
Date of Sampling	02/05/2026	Sampling Time	17: 10 PM
Start Date of Analysis	04/05/2026	End Date of Analysis	08/05/2026
Sampling Location	Project	Sampling Procedure	--
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.	Sample Quantity	01 kg

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture	Sand, Silt, Clay		Manual Of Soil Testing
2	pH at 25°C	7.48	--	IS 2720(Part 26) 1987
3	EC at 25°C	986.2	µS/cm	IS 14767 : 2000
4	Moisture Content	9.30	%	Manual Of Soil Testing
5	Organic Matter	1.20	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	22.3	meq/100g	Manual Of Soil Testing
7	Total Soluble Sulphate	15.6	mg/Kg	Manual Of Soil Testing
8	Available Phosphorus	7.12	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	220.0	mg/Kg	Manual Of Soil Testing
10	Water Holding	42.0	%	Manual Of Soil Testing
11	Calcium as (Ca)	23.6	mg/Kg	Manual Of Soil Testing
12	Magnesium as (Mg)	16.5	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	1.12	mg/Kg	Manual Of Soil Testing
14	Chlorides as Cl	23.0	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.20	mg/Kg	Manual Of Soil Testing
17	Iron (as Fe)	4.30	mg/Kg	Manual Of Soil Testing



Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

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

Registered Address: Flat No. A-5, Balaji palace, Kharadi Road,
Chandan Nagar, Tal. Haveli, Dist. Pune - 411014.

Certifications: ISO 9001 : 2015
• ISO 14001: 2015 • ISO 45001 : 2018

Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



**EUROFINE ENVIRO
LAB PVT. LTD.**

Office Address: Gate No.1414, Near Ranjangaon Bus Stop,
Ranjangaon, Tal. Shirur, Dist. Pune - 412209.
eurofinelab@gmail.com 9922474646 / 9637345858

TEST REPORT

Report No:	EFEL/PRO/2026/05/33	Issue Date	08/05/2026
Name and Address of Customer	Proposed Commercial project Located at Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist. Pune M/S. IDEALPRIME VENTURES PVT. LTD.		
Sample Name	Water	Sample Description	Tanker Water
Date of Sampling	02/05/2026	Sample Description	--
Start Date of Analysis	04/05/2026	End Date of Analysis	08/05/2026
Sampling Location	--	Sampling Procedure	04/05/2026
Sampling done by	Eurofine Enviro Lab Pvt. Ltd.	Sample Quantity	2 Ltr

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (IS 10500)	Methods
1	pH at 25°C	7.36	--	6.5 to 8.5	APHA 4500 H+ A, 24 th Ed.2023
2	Total Dissolved Solids TDS	372.0	mg/L	<500	APHA 2540 C, 24 th Ed.2023
3	Total Hardness (as CaCO ₃)	164.0	mg/L	<200	IS 3025 (Part 21)
4	Total Alkalinity	86.0	mg/L	<200	IS 3025 (Part 23)
5	Sulphate (as SO ₄)	42.0	mg/L	<200	IS 3025 (Part 24)
6	Nitrate(as NO ₃)	22.6	mg/L	<45	APHA 4500 NO ₃ , 24 th Ed.2023
7	Fluoride (as F)	<0.05	mg/L	<1.0	APHA 4500 F, 24 th Ed.2023
8	Residual Free Chlorine	<0.05	mg/L	<0.2	APHA 4500 Cl, 24 th Ed.2023
9	Chloride (as Cl)	82.6	mg/L	<250	APHA 4500 Cl-, 24 th Ed.2023
10	Calcium (as Ca)	41.6	mg/L	<75	IS 3025 (Part 40)
11	Magnesium (as Mg)	18.9	mg/L	<30	IS 3025 (Part 46)
12	Iron (as Fe)	0.16	mg/L	<0.3	APHA 3111, 24 th Ed.2023
13	Total Coliform	<2	MPN/100ml	<2	IS 1622:1981
14	E.coli.	<2	MPN/100m	<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].



Shelar

Authorized Signatory
Mr. Mahesh Shelar
(Managing Director)

Page 01 of 01

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Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

ANNEXURE NO. 2

Newspaper Add



लोकसत्ता
WWW.LOKSATTA.COM

पुणे, शुक्रवार, ११ ऑक्टोबर २०२४

महाराष्ट्र मेट्रो रेल कॉर्पोरेशन लि.
(केंद्र शासन आणि महाराष्ट्र शासन यांचा संयुक्त प्रकल्प)
पुणे मेट्रो रेल प्रकल्प
जिल्हा न्यायालय मेट्रो स्टेशन, न्यायमूर्ती रानडे पथ, पुणे ४११००५.
दूरध्वनी : ०२०-७४१०००४०६७ / ६८
E-mail: tenders.pmrp@mahametro.org | www.punemetrorail.org

निविदा सूचना क्र.: P1PD-35/2024 दि. ११/१०/२०२४

कामाचे स्वरूप : पुणे मेट्रो रेल प्रकल्पाच्या वनाज व भोसरी मेट्रो स्थानकांच्या मालमत्ता विकासासाठीच्या मजल्यावरील विल्ट-अप जागेचा २० वर्षांच्या कालावधीसाठी परवाना देणे.

इच्छुक निविदाकार दि. १८.१०.२०२४ रोजी १७:०० वाजेपासून दि. १२.११.२०२४ रोजी १६:०० वाजेपर्यंत पुणे मेट्रो रेलच्या www.punemetrorail.org या संकेतस्थळावर ही निविदा पाहू शकतात व महाराष्ट्र शासनाच्या <https://mahatenders.gov.in> ई-टेंडर पोर्टलवरून निविदा प्रपत्रे डाउनलोड करू शकतात आणि निविदेविषयीची अधिक माहिती घेऊ शकतात.

महाव्यवस्थापक (टीपी व निविदा-पीडी)
महाराष्ट्र मेट्रो रेल कॉर्पोरेशन लि.

Pune Metro : City's Transport Solution

कृषी उत्पन्न बाजार समिती पुणे
श्री छत्रपती शिवाजी मार्केटयार्ड, गुलटेकडी, पुणे - ३७

जाहीर सूचना

श्री छत्रपती शिवाजी मार्केटयार्ड, गुलटेकडी, पुणे येथील फळे भाजीपाला विभागातील गाळा क्रमांक ४७२ हा श्री.गुंडाजी दिगंबर काबदे यांना नियमित शेतीमालाच्या ठोक व्यवसायासाठी भाडेपट्ट्याने देणेत आला आहे. गुंडाजी दिगंबर काबदे यांचे दिनांक १४/११/२०२२ रोजी निधन झाले आहे. त्यामुळे सदर गाळ्यावर १)श्रीमती शकुंतला गुंडाजी काबदे (पत्नी) २) अंबिका गुंडाजी काबदे (मुलगी) ३) श्री. शिवांश गुंडाजी काबदे (मुलगा) तर्फे अज्ञानपालनकर्ती आई श्रीमती शकुंतला गुंडाजी काबदे ४)सौ. पूजा योगेश देशमुख (लग्नपूर्वीचे नाव- कु.पुजा गुंडाजी काबदे - मुलगी) यांची वारसनांद होणेवरील वारसानी या कार्यालयाकडे अर्ज सादर केलेला आहे.

तरी, या गाळ्याच्या वारसनांदीबाबत कोणाची काही तक्रार/हरकत असल्यास, ही जाहीर सूचना प्रसिद्ध झालेपासून पंधरा दिवसांत कृषि उत्पन्न बाजार समिती पुणे यांचे कार्यालयामध्ये लेखी स्वरूपात कळवावे. त्यानंतर कोणतीही तक्रार/हरकत विचारात घेतली जाणार नाही.

सचिव सभापती
कृषी उत्पन्न बाजार समिती पुणे

व्या शाखांमध्ये करण्याचे नियोजित करण्यात आले आहे.			
साठी सदर कर्जदार/जामीनदार यांना मागणी नोटिसा बजावण्यात आल्या आलेल्या दागिन्यांचा दि. २१/१०/२०२४ रोजी दुपारी १२.३० ते ३.३० मध्यांवेळी :			
येणे रकम	रिक्तॉल नोटीसीची	एकूण	निव्वळ

जाहीर सूचना

हे सूचित करण्यासाठी आहे कि मे.आयडीअलप्राइम व्हेन्चर्स प्रायव्हेट लिमिटेड यांचा **आयएससी टॉवर (ISC Tower)** हा विकास प्रकल्प, पत्ता- प्लॉट बी सी.टी.एस. क्रं.११/१/४/१५ आणि १०(पा) याला राज्यस्तरीय पर्यावरण प्रभाव मुल्यांकन प्राधिकरण महाराष्ट्र कडून पर्यावरण खाली नमूद के ल्याप्रमाणे मंजुरी देण्यात आली आहे.फाइल क्र मांक **SIA/MH/INFRA2/455382/2023** आणि ओळख क्र मांक **EC24B038MH190215**, दिनांक ९ ऑक्टोबर २०२४.मंजुरी पत्राच्या प्रती पर्यावरण विभाग महाराष्ट्र आणि महाराष्ट्र प्रदूषण नियंत्रण मंडळाकडे उपलब्ध आहेत. हे पर्यावरण, वन आणि हवामान बदल मंत्रालयाच्या वेबसाइटवर देखील पाहिले जाऊ शकते. <https://parivesh.nic.in> सही/-

मे.आयडीअलप्राइम व्हेन्चर्स प्रायव्हेट लिमिटेड

8

EXPRESS NETWORK

MUDA scam: Lokayukta police question Karnataka CM Siddaramaiah's brother-in-law Mallikarjuna Swamy

EXPRESS NEWS SERVICE
BENGALURU | OCTOBER 10

The Karnataka Lokayukta police, probing the alleged MUDA scam, questioned Mallikarjuna Swamy, brother-in-law of CM

Siddaramaiah, in Mysuru Thursday. Swamy appeared at the Lokayukta office along with J Devaraju, another accused. Swamy purchased three-acre, 16-gunta land from Devaraju in August 2004. In July 2005, it was converted for residential

purposes. In 2010, he executed a gift deed in favour of his sister Parvathi, wife of Siddaramaiah.

Sources said Devaraju is said to have submitted a compromise petition in a Mysuru court in 2008.

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, CHENNAI BENCH, CHENNAI

CP/59/2024 in CA NO.33/CAA/2024
In the matter of the Companies Act, 2013 (18 of 2013); And In the matter of Sections 230 to 232 of the Companies Act, 2013 and Rules framed thereunder as In force from time to time; And In the matter of Scheme of Amalgamation of (1) L&T Energy Hydrocarbon Engineering Limited, (2) L&T Offshore Private Limited, Transferor Companies, With Larsen & Toubro Limited, the Transferee Company, L&T Offshore Private Limited
a company Incorporated under the Companies Act, 1956 having
CIN No.U11200TN2010PTC077214
and its Registered Office at
Mount Poonamallee Road,
P.O.Box No.979, Manapakkam,
Chennai - 600089.

...Petitioner Company /
Transferor Company No.2

Notice of Hearing of the Petition

TAKE NOTICE that a Petition dated 10th August 2024 under Sections 230-232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 for sanctioning the Scheme of Amalgamation of L&T Energy Hydrocarbon Engineering Limited ("Transferor Company No. 1") and L&T Offshore Private Limited ("Transferor Company No. 2"/ "Transferor Companies") with Larsen & Toubro ("Transferee Company") was presented by L&T Offshore Private Limited on 19th August 2024 and the Hon'ble National Company Law Tribunal, Chennai Bench- I by an order dated 28th August 2024, was pleased to fix the date of hearing of the above petition on 23rd October 2024 at 10:30 a.m. In the morning or soon thereafter.

ANY PERSON desirous of supporting or opposing the said Petition should send to the Petitioner Company's Advocates at their

THE M.S.R.T. Corporation is implementing the e-Tender process for appointment of Licensee for operation of "Anand Health Centre" at region wise bus stands of Mumbai, Nashik, Pune, Chatrapati Sambhajinagar, Nagpur and Amravati region of the corporation. The notice of tender and tender form will be available on the web site <https://mahatenders.gov.in> on **11.10.2024**.

Sd/-

**Dy. General Manager
(Planning & Marketing)**

PUBLIC NOTICE

This is to Inform that the Commercial Development Project "ISC TOWER" located at Plot No. B, CTS No. 11/1/4/15 & 10(P), Bund Garden Road, Tal. Pune City, Dist. Pune -411001, Maharashtra. M/S Idealprime Ventures Pvt. Ltd. has been accorded Environmental Clearance from State Level Environment Impact Assessment Authority (SEIAA), Maharashtra. vide No. File No. SIA/MH/INFRA2/455382/2023 and EC Identification No. EC24B038MH190215, dated 09 October 2024. The copies of the clearance letter are available with the Environment Department Maharashtra and Maharashtra Pollution Control Board. It may also be seen on the website of Ministry of Environment, Forest and Climate Change (MOEF&CC) at <https://parlvesh.nlc.in> Sign/-

M/S Idealprime Ventures Pvt. Ltd.

ANNEXURE NO. 3

Site Photographs

Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001



Proposed Construction Project "ISC TOWER" at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund Garden Road, tal, Pune city, Maharashtra 411001

First Aid Box



**Proposed Construction Project “ISC TOWER” at Plot no B, CTS No. 11/1/4/15 and 10 (P), Bund
Garden Road, tal, Pune city, Maharashtra 411001**

THANK YOU