

Date: 01.12.2025

To,
Regional Officer,
Maharashtra Pollution Control Board,
Kalpataru Point, 3rd and 4th floor,
Road No. 8, Opp. PVR Theater,
Sion Circle, Mumbai,
Maharashtra 400022

Sub: Submission of Six-Monthly Compliance Report for Proposed Residential and Commercial Project “Elina Living” at Plot C+E+F, S. No 43/1 to 12/44/46/1/2/3, Plot C +43/1 to 12/44/46/1/2/3, Plot E+43/1to12/44/46/1/2/3, Plot F (At S. No 43 Hissa No. 1+2+3+4+5(P)+6+7+ 8A+8B+9A+9B/1+10+11(P)+12+ S.No.44+ S.No 46/1+2+1/3), Mohammadwadi Pune.

Ref: 1. Amended EC vide identification no. EC22B038MH189799 File No. - SIA/MH/MIS/258738/2022 dated 30.09.2022
2. Amended EC Letter No, SIA/MH/MIS/172910/2020 dated 10.05.2021
3. Environmental Clearance Letter vide No. SEIAA-EC-0000000175 Dated. 16.02.2018

Dear Sir,

This is with reference to Amended Environmental Clearance Letter vide EC identification no. EC22B038MH189799 File No. - SIA/MH/MIS/258738/2022 dated 30/09/2022 received from SEIAA, Maharashtra.

We are enclosing herewith the Six-Monthly Compliance report (from Apr 2025 to Sept 2025) along with current status of project, dully filed data sheet and monitoring reports.

Thanking you,
Yours faithfully,

For RAMKRISHNA CINE EXHIBITORS


Authorised Signatory



Enclosed: Hard Copy of Compliance Report (Period - Apr 2025 to Sept 2025)

Cc:

1. Environment Department, Mantralaya, Mumbai
2. Director, MoEF, Nagpur
3. Regional Director, CPCB

RAMKRISHNA CINE EXHIBITORS

111 – Shivajinagar, Mangala Multiplex,

Pune, Maharashtra 411005

Phone: (020)25530667 Fax: (020)30226001

Date: 01.12.2025

To,
Regional Director,
Central Pollution Control Board
Parivesh Bhawan, Opp.
VMC Ward Office No. 10,
Subhanpura, Vadodara-390 023

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111 – Shivajinagar, Mangala Multiplex,

Pune, Maharashtra 411005

Phone: (020)25530667 Fax: (020)30226001

Date: 01.12.2025

To,
Principal Secretary,
Environment Department,
Mantralaya,
Mumbai – 400032

Sub: Submission of Six-Monthly Compliance Report for Proposed Residential and Commercial Project “Elina Living” at Plot C+E+F, S. No 43/1 to 12/44/46/1/2/3, Plot C +43/1 to 12/44/46/1/2/3, Plot E+43/1to12/44/46/1/2/3, Plot F (At S. No 43 Hissa No. 1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10+11(P)+12+ S.No.44+ S. No 46/1+2+1/3), Mohammadwadi Pune.

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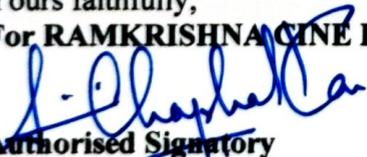
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For RAMKRISHNA CINE EXHIBITORS


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Enclosed: Hard Copy of Compliance Report (Period - Apr 2025 to Sept 2025)

Cc:

1. Regional Officer, MPCB
2. Director, MoEF, Nagpur
3. Regional Director, CPCB

Date: 01.12.2025

To,
Ministry of Environment, Forest & Climate Change,
Regional office (WCZ),
Ground Floor E wing,
New Secretariat Building, Civil Line,
Nagpur 440 001.

Sub: Submission of Six-Monthly Compliance Report for Proposed Residential and Commercial Project "Elina Living" at Plot C+E+F, S. No 43/1 to 12/44/46/1/2/3, Plot C +43/1 to 12/44/46/1/2/3, Plot E+43/1to12/44/46/1/2/3, Plot F (At S. No 43 Hissa No. 1+2+3+4+5(P)+6+7+ 8A+8B+9A+9B/1+10+11(P)+12+ S.No.44+ S.No 46/1+2+1/3), Mohammadwadi Pune.

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Yours faithfully,

For **RAMKRISHNA CINE EXHIBITORS**

Authorized Signatory



Cc:

1. Regional Officer, MPCB
2. Environment Department, Mantralaya, Mumbai
3. Regional Director, CPCB

COMPLIANCE REPORT

(APRIL 2025 TO SEPTEMBER 2025)

For

PROPOSED RESIDENTIAL AND COMMERCIAL PROJECT "ELINA LIVING"

**Amended EC vide identification no. EC22B038MH189799 File No. -
SIA/MH/MIS/258738/2022 dated 30.09.2022**

Amended Environmental Clearance Vide No. SIA/MH/MIS/172910/2020
dated 10.05.2021

Earlier EC Letter vide No. SEIAA-EC-0000000175 Dated. 16.02.2018)

At

S. No. 9, H.NO.6A+20B/2+6B+7A/2+7B+8A/2,
6A+20B/1,6B/7A/2,4B/5/2,4B/5/1/1A,4B/5/1/2,4B/5/1/3, 20A CTS
653(P), 654(P),655 (P),652, 649 (P),648,647 (P), Village - Karvenagar.
Tal. Haveli, Dist. Pune, Maharashtra

Proposed By

MAHA ANAND PINNAC ASSOCIATES

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Annexure III	<i>News Paper Advertisement</i>
Annexure IV	<i>Breakup of EMP</i>
Annexure V	<i>Environmental Management Plan</i>
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DATA SHEET

PROJECT DETAILS

Sr. No.	Particulars	Details				
1	Project type: River- valley/mining /Industry/Thermal/Nuclear/other(specify)	Construction Project				
2	Name of the Project	Proposed Residential and Commercial Project "Elina Living"				
3	Clearance letter(s)/OM and Date	Amended EC vide identification no. EC22B038MH189799 File No. - SIA/MH/MIS/258738/2022 dated 30.09.2022 Amended Environmental Clearance Vide No. SIA/MH/MIS/172910/2020 dated 10.05.2021 Earlier EC vide No.: SEIAA-EC- 0000000175 Dated. 16.02.2018				
4	Location	At Plot C+E+F,S. No 43/1 to 12/44/46/1/2/3, Plot C + 43/1 to 12/44/46/1/2/3, Plot E+ 43/ 1 to 12/44/ 46/1/2/3, Plot F (At S. No 43 Hissa No. 1+2+3+4+5(P)+6+7+8A+ 8B +9A+9B/1+10+11(P) +12+ S. No. 44 + S.No 46/1+2+1/3), Mohammadwadi, Pune				
	a) District(s)	Pune				
	b) State(s)	Maharashtra				
	c) Latitude/Longitude	18°28'27.54" N 73°54'36.42" E				
5	Address of correspondence					
	a) address of concerned Project Chief Executive (with pin code & telephone/telex/fax numbers)	Mr. Vikram Karandikar Director Ramkrishna Cine Exhibitors. Tel.no.:91-20-25530667 Fax :91-22-30226001				
	b) Address of Executive Project Engineer /Manager (with pin code/fax numbers)	Mr. Vikram Karandikar Director Ramkrishna Cine Exhibitors. Tel.no.:91-20-25530667 Fax :91-22-30226001				
6	Salient features					
	a) of the Project	This is residential and commercial project. The building Type and configuration of building is as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">BUILDING TYPE</th> <th style="width: 50%;">CONFIGURATION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	BUILDING TYPE	CONFIGURATION		
BUILDING TYPE	CONFIGURATION					

Sr. No.	Particulars	Details	
		A	3P+14F+T
		B	3P+14F+T
		C & D	3P+21F+T
		E & F	3P+21F+T
		G	3P+3C+LIG+24F+T
		H	3P+3C+LIG+24F+T
		I & J	3P+22 F+T
		K (Comm)	3P+ LG+UG+Stilt+4F
		Club House (Ground)	G+1F
		Club House (Podium)	2F
		Swimming Pool	
	b) of the Environmental Management Plan	<ul style="list-style-type: none"> • STP is provided. • Solar Hot water system is provided for completed buildings • Rain Water Harvesting through recharge pits and RWH Tanks • Solid waste management: Biodegradable waste is treated in OWC. Dry waste is handed over to SWACH/PMC. 	
7	Break up of the project area		
	a) submergence area: forest & non-forest	NA	
	b) Others	Total Plot area: 26,602.10 m ² FSI area 94,259.81 m ² Non FSI area 54,668.23 m ² Total Construction Area 148,928.04 m ²	
8	Break up of the project affected population with enumeration of those losing houses/dwelling unit only agricultural land only, both dwelling units & agricultural land & landless laborers/	Own Land	
	a) SC, ST / Adivasis	N.A.	
9	Financial details:		
	a) Project cost as originally planned and subsequent revised estimates and theyear of price reference	Rs. 278 Crore	
	b) Allocation made for environmental	During operation phase Capital Cost Rs. 446 Lakhs	

Sr. No.	Particulars	Details	
	management plans with item wise and year wise break-up	Operation & Maintenance Cost	Rs. 67 Lakhs
		The environmental budget during construction phase of project is Rs. 54.5 Lakhs.	
	c) Benefit cost ratio/Internal rated of Return and the year of assessment	N.A.	
	d) Whether (c) includes the cost of environmental management as shown in the above	N.A.	
	e) Actual expenditure incurred on the environmental management plans so far		
10	Forest land requirement	No Forest Land Required.	
	a) The status of approval for diversion of forest land for non-forestry use	N.A.	
	b) The status of clearing felling	N.A.	
	c) The status of compensatory	N.A.	
	d) afforestation, if any	N.A.	
	e) Comments on the viability & sustainability of compensatory afforestation programme in the light of actual field experience so far	N.A.	
11	The status of clear felling in non-forest area (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.	
12	Status of construction		
	a) Date commencement (Actual and/or planned)		
	b) Date of completion (Actual and/or planned)	Dec 2025	
13	Reasons for the delay if the project is yet to start	NA	
14	Dates of site visits		
	a) The dates on which the project was monitored by the Regional office on previous occasions, if any	Site visited by official of MoEF Regional Office, Nagpur on 28.07.2022	
	b) Date of site visit for this monitoring report	25.09.2025	

15	<p>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)</p> <p>(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued subsequently)</p>	
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CURRENT STATUS OF PROJECT

PRESENT STATUS OF RESIDENTIAL AND COMMERCIAL PROJECT “ELINA LIVING” AT PLOT ‘C’, S. NO 43 (P) +44+46(P), OPP VOYAGE TO THE STARS, OFF NIBM ROAD, MOHAMMADWADI, PUNE, MAHARASHTRA

Sr. No.	Building Name	Number of floors proposed as per EC dated 30.09.2022	Construction Status
1.	Building A-B	3 P+14 Fl	Completed
2.	Building C–D	3 P+21 Fl	Completed
3.	Building E-F	3 P+21 Fl	Completed
4.	Building G-H	3 P +LG + UG +26 FL	27 th slab has been completed. Podium work (below 86.50 m level) is in progress. Construction activities above the 27 th slab have been stopped.
5.	Building I-J	3 P+22 Fl	Completed
6.	Building K	3 P +LG + UG + stilt + 4 Fl	No any construction
7.	CLUB HOUSE Ground	G+1 Fl	Completed
8.	CLUB HOUSE Podium	2 Floors	Completed
9.	STP	-	Working
10.	OWC	-	Working
11.	RWH	-	Completed
12.	SOLAR	-	Completed
13.	PLANTATION	-	Completed

SITE PHOTOGRAPHS

AB Tower



CD Tower



EF Tower



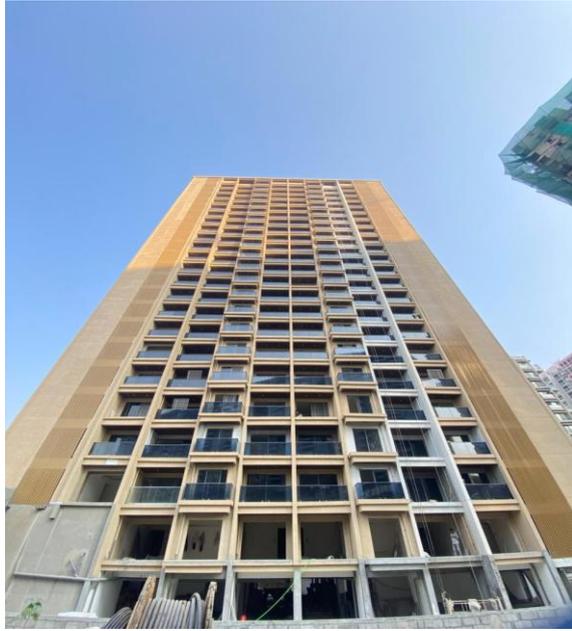
GH Tower



GH Tower



IJ Tower



IJ Tower



***COMPLIANCE TO EC
CONDITIONS***

Compliance to Amended Environmental Clearance vide identification no. EC22B038MH189799 File No. -SIA/MH/MIS/258738/2022 dated 30.09.2022

Specific Conditions		
A. SEAC Conditions		
Sr.no	Condition	Compliance
1.	PP to submit the certified compliance report from Regional office MoEF&CC Nagpur.	We have submitted certified compliance report to SEAC and SEIAA, Maharashtra. Accordingly, SEIAA has granted the EC
2.	PP stated that, the proposed total builtup area is the final potential of the plot.	The Plot potential is as per the approval received
3.	PP to provide the additional exit and other disaster management measures to "K" building in which cinema theatre is proposed	We have provided additional Exits to "K" building and the following disaster management measures are provided: <ul style="list-style-type: none"> • 3 No. of staircases are provided. • Staircase width of 2.0 m as Exit Requirement is provided. • Staircase Pressurization is provided. • Fully Addressable Detection provided. • Smoke detectors are provided. • Beam Detection in multiplex provided. • Refuge Floor of 326 m2 is provided. • Also, other provisions as per Fire NOC will be provided.
4.	PP to submit the explanatory note regarding provisions of fire norms as fire tender is not reachable for building "G" & "C"	We have provided driveway between buildings G & C to reach fire tender and the revised layout was presented during 150th SEAC 3 meeting. We will abide by conditions mentioned in Fire NOC.
5.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.	Noted. We will provide required electric charging facility.
6.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	Noted. We are using tanker/ recycled water for proposed construction.
B. SEIAA Conditions		

<p>1.</p>	<p>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.</p>	<p>Noted. We will keep open space unpaved or we will provide grass pavers if required.</p>
<p>2.</p>	<p>PP to achieve at least 5 % of total energy requirement from Solar/other renewable Sources.</p>	<p>We are providing 100 kw solar PV panel units on roof top</p> <p>Solar hot water systems are provided for Tower A, B, C-D, E-F, I-J. Solar hot water system shall also be provided for remaining buildings.</p> <p>With this we are achieving energy conservation of 8.12%.</p> <div data-bbox="868 920 1402 1317" data-label="Image"> </div> <p style="text-align: center;">Solar hot water panels on Tower A & Tower B</p> <div data-bbox="911 1413 1358 1883" data-label="Image"> </div> <p style="text-align: center;">Solar hot water panels on Tower C-D & Tower E-F</p>

		 <p style="text-align: center;">Solar hot water panels on Tower I & Tower J</p>
3.	PP shall comply with standard EC conditions mentioned in the Office Memorandum issue by MoEF & CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019.	All the standard EC conditions mentioned in the Office Memorandum issue by MoEF & CC vide F. No. 22-34/2018-IA.III dt. 04.01.2019 are noted and complied.
4.	SEIAA after deliberation decided to grant Environmental clearance for FSI-94259.81 m ² , Non FSI-54,668.23 m ² , Total BUA-148928.04 m ² (Plan Approval-CC/0505/22 dated 30/05/2022).	Noted.
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.	<p>The work of Building A, B, C, D, E, & F is completed and are occupied. Solid waste generated is properly collected and segregated.</p> <p>Wet garbage is treated in OWC</p> <p>Dry/inert solid waste is handed over to SWACH</p>
(ii)	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in	<p>The muck is disposed in at site.</p> <p>All safety precautions have been taken by the PP. The safety nets, barricading to plot boundary, water spraying at source of dust and noise pollution mitigation measures are taken.</p>

	approved sites with the approval of competent authority.	Re-utilization strategy for construction debris is followed.
(iii)	Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	No hazardous waste generated during construction phase. However, the disposal of the same shall be done as per CPCB /MBCB norms applicable to hazardous waste.
(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.	The work of Building A, B, C, D, E, & F is completed and are occupied. Adequate drinking water and temporary sanitation with separate toilets (15 Nos) with septic tanks, soak pits for ladies and gents are provided. The waste generated from the labour is mostly household waste which is collected and handed over to SWACH
(v)	Arrangement shall be made that waste water and storm water do not get mixed.	The Storm water drains and sewer lines are separately provided on site. This arrangement shall ensure that storm water and sewage will not mix. Storm water drains of 150 mm dia and 200 mm dia are provided on site for Tower A & Tower B. The storm water from entire plot will be disposed through 600 mm dia SWD The excess treated waste water will be disposed in Municipal Sewer lines through sewer lines.
(vi)	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction is 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.	The ground water quality is monitored through MoEF recognized laboratory. As regards to consultation with ground water authority, we are not using ground water for construction purpose. For operation phase the water is sourced from PMC.
(viii)	Permission to draw ground water for construction of basement if any shall be	We are not using ground water for construction/operation purpose. As such permission from CGWB is not obtained.

	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.	Water efficient sanitary fixtures have been provided for all completed buildings
(x)	The Energy Conservation Building Code shall be strictly adhered to.	The prescriptive requirement specified in Energy Conservation Building Code are followed. The buildings are not air-conditioned. We have used 6” AAC blocks (Autoclaved Aerated Concrete Blocks) and additional 2” of plaster resulting in the U value of 0.56 w/m ² 0k for the effective insulation against the Heat gain.
(xi)	All the topsoil excavated during the construction activities should be stored for use in horticulture/landscape development within the project site	Top layer of soil is reused for the development of green belt.
(xii)	Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	Natural drainage system of area is not disturbed. The construction is done by taking advantage of natural contour. No additional soil is required for land leveling.
(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.	We have tested Soil and Ground water samples through MoEF recognized laboratory. As per test report there is no presence of heavy metals in the soil and ground water. The Monitoring Report is attached as Annexure VII
(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.	All the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 are followed. RG area proposed to be provided is 2332 m ² and total no. of trees to be planted on site is 215; Tree plantation done for Constructed buildings (Tower AB, CD & EF) around plot boundary and RG area.
(xv)	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules	Two DG set of 100 kVA capacity are provided on site. The D. G. set is enclosed type and as per CPCB norms.

	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.	Vehicles hired for transportation of Raw material are strictly complying with the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicles are 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.	The noise levels as well as air pollution was monitored regularly from MoEF recognized laboratory. Copy of reports is attached as Annexure VII
(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 DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	Two DG set of 100 kVA capacity are provided on site. We have complied to above & make necessary arrangements. The DG sets are provided as emergency back for lift, common area, pumps etc. The DG set shall confirm the guidelines prescribed by CPCB and rules made under the Environment (Protection) Act 1986. The stack heights shall be as per MPCB prescribed norms.
(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 Environmental cell/ Designated person.	Project In-charge (Mr. Akshay Gaikwad) is responsible for regular supervision on environmental measures. The Project In-charge and supervisors are trained in Environmental Management measures.

Operation Phase		
(i)	<p>(a) The solid waste generated should be properly collected and segregated.</p> <p>(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.</p> <p>(c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.</p>	<p>The work of Building A, B, C, D, E, & F is completed and are occupied. Solid waste generated is properly collected and segregated.</p> <p>Wet garbage is treated in OWC</p> <p>The solid waste generated is properly collected, Segregated. Dry/inert solid waste is disposed through SWACH.</p>
(ii)	E-waste shall be disposed through authorized vendor as per E-waste (Management and handling) rules, 2016.	E-Waste generated from Household will be disposed through authorized vendor.
(iii)	<p>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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.</p> <p>b) PP to give 100 % treatment to sewage/ Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.</p>	<p>STP is provided. Sewage is treated up to tertiary level. The treated sewage is reused for gardening and flushing purpose.</p> <p>The dual plumbing system has been provided for all completed buildings to recycle the treated water for flushing purpose.</p> <p>The plant is designed as per standards prescribed by Maharashtra Pollution Control Board</p>
(iv)	Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings.	<p>STP, MSW disposal facility is provided at site.</p> <p>RG area proposed to be provided is 2332 m² and total no. of trees to be planted on site is</p>

	<p>As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.</p>	<p>215; Tree plantation done for Constructed buildings (Tower AB, CD & EF) around plot boundary and RG area.</p> <p>We have obtained Expansion in Consent to Establish vide UAN No. MPCB-CONSENT-0000140251 dated 06.02.2023. Attached as Annexure II A.</p> <p>Earlier consent to Establish was obtained from MPCB Vide No. Format 1.0/BO/JD (WPC)/WAN-080810/CE/CC-2005000343 dated 06.05.2020</p> <p>MPCB has granted the Part consent to Operate for Building A&B vide no. Format 1.0/BO/JD(WPC)/UAN-095943/CO/CC 2012001345 dated 30.12.2020 after ensuring the completion of STP, MSW disposal facility, green belt development and water availability.</p> <p>We have obtained renewal of Consent to Operate (Part-I) vide no. Format 1.0/CC/UAN No. 0000122359/CR/2212000889 dated 13.12.2022. Copy attached as Annexure II B</p> <p>We have obtained Part Consent to Operate (Part II) for building C, D, E, F and 2 club houses vide UAN No. MPCB-CONSENT-0000140260 dated 13.04.2023. Copy attached as Annexure II C.</p> <p>We have obtained renewal of Consent to Operate (Part-I) vide no. Format1.0/CC/UAN No.0000199977/CR/2502001627 dated 19.02.2025. Copy attached as Annexure II D</p> <p>We have obtained renewal of Consent to Operate (Part-II) vide no. Format1.0/CC/UAN No.0000200226/CR/2502001626 dated 19.02.2025. Copy attached as Annexure II E</p>
(v)	The occupancy Certificate shall be issued by the local Planning Authority to the project only after	Noted

	personally ensuring the sustained water availability, connectivity of sewer line to the project site and proper disposal of 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.	<p>Entry & Exit to the proposed project are located in such way that it won't affect traffic on the adjoining roads.</p> <p>Also, sufficient parking space has been provided for completed buildings.</p>
(vii)	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted and shall be complied.
(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.	<p>Green belt development is done around building A & building B considering CPCB guidelines including selection of plant species.</p> <p>RG area proposed to be provided is 2332 m2 and total no. of trees to be planted on site is 215; Tree plantation done for Constructed buildings (Tower AB, CD & EF) around plot boundary and RG area.</p> <p>The tree species of local variety are planted.</p>
(ix)	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental cell has been formed 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.	<p>The funds for implementation of environmental protection measures/EMP are provided as per planned requirement. Expenditure on EMP is being done as planned.</p> <p>All the environmental infrastructure like STP, Rainwater harvesting, OWC, Solar hot water system and Solar PV panel are installed for the buildings.</p> <p>Breakup of EMP for during construction phase and operation phase is attached as Annexure IV</p>

(xi)	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	The advertisement was given in local newspapers. Copy of the same is attached as Annexure III
(xii)	Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1 st June & 1 st December of each calendar year.	The half yearly compliance report to MPCB & Env. Department are regularly submitted.
(xiii)	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted and Complied
(xiv)	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO ₂ , NO _x (ambient levels as well as stack emissions) or	We have uploaded the status of compliance of the stipulated EC conditions, including results of monitored data. The half yearly compliance report along with Monitoring reports to Regional office of MOEF Nagpur, CPCB, MPCB & Env. Department are regularly submitted.

	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.	
General EC Conditions		
(i)	PP has to abide by the condition stipulated by SEAC & SEIAA.	We agree and complying 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.	We have obtained Expansion in Consent to Establish vide UAN No. MPCB-CONSENT-0000140251 dated 06.02.2023. Attached as Annexure II A . Earlier consent to Establish was obtained from MPCB Vide No. Format 1.0/BO/JD (WPC)/WAN-080810/CE/CC-2005000343 dated 06.05.2020
(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.	We have obtained Environmental Clearance Letter No.: SEIAA-EC- 0000000175 Dated. 16.02.2018 and Amended Environmental Clearance Vide No. SIA/MH/MIS/172910/2020 dated 10.05.2021. We have obtained Amended EC vide identification no. EC22B038MH189799 File No. - SIA/MH/MIS/258738/2022 dated 30.09.2022 Copy is attached as Annexure I .
(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.	The six-monthly reports are regularly submitted to Regional office of MOEF Nagpur, CPCB, Environment Department and MPCB.
(v)	The environmental statement for each financial year ending 31 st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the	Noted and complied.

	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 Officers 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.	Noted and complied
(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.	Not Applicable
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	We understand the issue and shall be abided accordingly

	proponent in the case filed against him, if any or action initiated under EP Act.	
5.	This Environmental 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. Required NOC's are 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 environmental clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	We understand the issue and shall be abided accordingly
7.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF & CC Notification dated 29 th April, 2015.
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.	Noted

9.	Any appeal against this environmental 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
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ENVIRONMENTAL
CLEARANCE

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

To,

The Partner
 RAMKRISHNA CINE EXHIBITORS
 111, Mangla Multiplex, Pune 05 -411005

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/258738/2022 dated 26 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH189799
2. File No.	SIA/MH/MIS/258738/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Residential and Commercial Project Elina Living
7. Name of Company/Organization	RAMKRISHNA CINE EXHIBITORS
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: 30/09/2022

(e-signed)
 Manisha Patankar Mhaiskar
 Member Secretary
 SEIAA - (Maharashtra)

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/258738/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ramkrishna Cine Exhibitors,
Mohammadwadi Pune

Subject : Environmental Clearance for Residential and Commercial Project Elina Living at Plot C+E+F, S. No 43/1 to 12/44/46/1/2/3, Plot C+43/1 to 12/44/46/1/2/3, Plot E+ 43/1 to 12/44/46/1/2/3, Plot F (At S. No 43 Hissa No. 1+2+ 3+4 + 5(P)+6 +7+8A +8B+ 9A+ 9B/1+10+11(P)+12+S.No.44+S.No46/1+2+1/3), Mohammadwadi Pune by M/s. Ramkrishna Cine Exhibitors

Reference : Application no. SIA/MH/MIS/258738/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 150th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251st (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/258738/2022	
2.	Name of Project	Residential and Commercial Project“Elina Living”	
3.	Project category	8(a)B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Vikram Karandikar Ramkrishna Cine Exhibitors
		Regd.Offic eaddress	111, Mangala Multiplex, Shivaji Nagar, Pune
		Contactnu mber	020-60602060
		e-mail	elina.livingpune@gmail.com
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
7.	Applied for	Expansion	
8.	Details of previous EC	EC obtained vide no. SEIAA-EC-0000000175 dated 16.02.2018. Amendment in EC was obtained vide no.SIA/MH/MIS/172910/2020 dated 10.05.2021	
9.	Location of the project	Plot C+E+F, S. No 43/1 to 12/44/46/1/2/3, Plot C +43/1 to 12/44/46/1/2/3,PlotE+ 43/1 to 12/44/46/1/2/3, Plot F (At S. No 43 Hissa No.1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10+11(

		P)+12+S.No.44+S.No 46/1+2+1/3),Mohammadwadi Pune					
10.	Latitude and Longitude	Latitude - 18°28'27.54" N Longitude - 73°54'36.42" E					
11.	Total Plot Area(m ²)	26,602.10					
12.	Deductions(m ²)	3282.10					
13.	Net Plot area(m ²)	23,320.00					
14.	Proposed FSI area(m ²)	94,431.93					
15.	Proposed non-FSI area(m ²)	54,668.23					
16.	Proposed TBUA(m ²)	149,100.16					
17.	TBUA(m ²) approved by Planning Authority till date	149,100.16 Approval dated 27.12.2021					
18.	Ground coverage (m ²) & %	12584.5, 53.96%					
19.	Total Project Cost (Rs.)	Rs. 278 Crore					
20.	CER as per MoEF & CC circular Dated 01/05/2018	Activity	Location	Cost(Rs.)	Duration		
		CER shall be implemented as part of EMP as mentioned in OM F.No.22-65/2017-IA.III dated 30.09.2020					
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					Reason for Modification / Change	
	Previous EC/ Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	3P + 14 floors	44.97	Building A	3P + 14 floors	44.97	No Change
	Building B	3P + 14 floors	44.97	Building B	3P + 14 floors	44.97	No Change
	Building C-D	3P + 21 floors	69.9	Building C-D	3P + 21 floors	69.9	No Change
	Building E-F	3P + 21 floors	69.9	Building E-F	3P + 21 floors	69.9	No Change
	Building G	1 P + 7 Floor	23.6	Building G	3P+LG+UG + 26 floors	85.38	Change in type & configuration of Building G
	Building H (Comm)	3 P+LG + UG + 2FL	13.84	Building H	3P+LG+UG + 26 floors	85.38	Change in type & configuration of Building H

				Building I-J	3P +22 floors	66.95	Newly added
				Building K (Comm)	3P+ LG+UG+ Stilt + 4 floors	30.0	Newly added
	Club House (Ground)	G+1 Floor	10.25		G+1 Floor	10.25	No Change
	Club House (Podium)	2 floors	8.0		2 floors	8.0	No Change
	Swimming Pool			Swimming Pool			
22.	Total number of tenements			Total no. of Tenants: - 877Nos. Shops /Offices: 72Shops+ 27 offices + 6 screens			
23.	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	501.93		Fresh Water	501.93	
		Recycled	21.0		Recycled	-	
		Swimming Pool	3.0		Swimming Pool	3.0	
		Flushing	265.15		Flushing	265.15	
		Total	791.0		Total	770.0	
		Waste water generation	690.36		Wastewater generation	690.36	
24.	Water Storage Capacity for Firefighting/UGT	Details of UGT tanks if any: a) Domestic + Drinking: Residential-840 m ³ Commercial -115 m ³ b) Firefighting: Residential - 500 m ³ Commercial - 100 m ³					
25.	Source of water	PMC					
26.	Rainwater Harvesting (RWH)	Level of the Groundwater table:			17-24 m BGL		
		Size and no of RWH tank(s) and Quantity:			-		
		Quantity and size of recharge pits:			Recharge Pits: 03 rooftop recharge pits, 06 surface recharge pits		
		Details of UGT tanks if any:			Mentioned above		
27.	Sewage and Wastewater	Sewage generation in CMD:			690.36 KLD		
		STP technology:			MBBR		
		Capacity of STP(CMD):			710 KLD		
28.	Solid Waste Management during	Type	Quantity (kg/d)		Treatment/disposal		
		Dry waste:	30		Handed over to Authorized		

	Construction Phase	Wet waste:	40	Agency
		Construction waste	Disposal of the construction waste debris -4343 CUM	Construction Waste will be utilized at site for filling of plinth, ramp and road making
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	1060.58	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	1590.87	Through Mechanical Composter (OWC)
		Hazardous waste:	-	-
		Biomedical waste	-	-
		E-Waste	12.80	Handed over to Authorized Dismantler/ Recycler
		STP Sludge (dry)	7.0	To be used as manure for gardening purpose
30.	Green Belt Development	Total RG area (m²):	2332	
		Existing trees on plot:	Trees on site (Planted):40 Nos.	
		Number of trees to be planted:	252 Nos	
		Number of trees to be cut:	-	
		Number of trees to be transplanted:	-	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	75kVA	
		During Operation phase (Connected Load):	23325.43 kW	
		During Operation phase (Demand load):	9585.06 kW	
		Transformer:	2 X 2000 KVA & 2 X 630 KVA & 1x3000KVA	
		DGs Set:	2x630 KVA & 2X200KVA & 1X300KVA	
		Fuel used:	HSD	
32.	Details of Energy saving	<ul style="list-style-type: none"> ▪ Energy efficient lighting using LED lamps ▪ Use of high energy efficient pumps for firefighting, UG tanks and STP ▪ LED lights are proposed for common areas such as open spaces, pathways RG etc. ▪ Solar Hot Water for Residential buildings ▪ Provision of Solar PV Panel ▪ Total % of savings due to renewable energy: 8.12% 		

33.	Environmental Management plan budget during Construction phase	Type	Details		Cost
		Capital	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring		Rs. 54.5Lakhs/year
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs.)(Lakh/Y)
		Sewage treatment	710 KLD STP plant	163.0	28.0
		Water treatment	-	-	-
		RWH	RWH Pits	17.0	2.0
		Swimming Pool	-	60.0	5.0
		Solid Waste	OWC	40.0	16.0
		Hazardous waste	-	-	-
		e-waste	Authorized vendor	-	-
		Greenbelt development	Plantation	23.0	7.0
		Energy saving	Solar Hot Water and PV	143.0	7.0
		Environmental Monitoring	Through laboratory		2.0
		Disaster Management	Provided	752.0	44.1
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	1027	1132	As per Standard
		2-Wheeler	2944	3098	As per Standard
		Bicycles	499	499	
36.	Details of Court cases/litigations w.r.t. the project and project location if any.	NA			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide letter dated 16.02.2018 and amended EC vide letter dated 10.05.2021 for Plot area of 24,128 m² (Net Plot – 18,960 m²), FSI Area of 34977.49 m² and Total construction area of 82,987.76 m². Proposal has been considered by SEIAA in its 251st (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit Certified compliance report from regional office MoEFCC Nagpur.
2. PP stated that, the proposed total built up area is the final potential of the plot.
3. PP to provide the additional exit and other disaster management measures to "K" building in which cinema theatre is proposes.
4. PP to submit the explanatory note regarding provisions of fire norms as fire tender is not reachable for building "G" & "C".
5. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
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 to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI –94259.81 m², Non FSI- 54,668.23 m², Total BUA- 148928.04m². (Plan approval No. CC/0505/22 dated 30.05.2022).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation

with Ground Water Authority.

- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions,

including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

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


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA) 29/9/2022

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.

MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000140251/CE/2302000353

Date: 06/02/2023

To,
 M/s Ramkrishna Cine Exhibitors,
 At Plot C+E+F, S. No. 43/1 to 12/44/46/1/2/3,
 Plot C+43/1 to 12/44/46/1/2/3, Plot E+43/1 to
 12/44/46/1/2/3, Plot F (At S. No. 43 Hissa
 No.1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10
 +11(P)+12+ S.No.44 + S.No. 46/1+2+1/3),
 Mohammadwadi, Tal ,Haveli, Dist Pune



Your Service is Our Duty

**Sub: Consent to Establish for expansion in Residential & Commercial
 Construction project under Red Category**

- Ref:**
1. Consent to establish granted vide no. Format1.0/BO/JD(WPC)/UAN NO.080810/CE/CC2005000343 dtd. 06.05.2020
 2. Consent to Operate (Part-I) granted vide No. Format1.0/BO/JD(WPC)/UAN095943/CO/CC-2012001345 dtd. 30.12.2020
 3. Minutes of 26th Consent Committee Meeting of 2022-23 held on 22.12.2022

Your application NO. MPCB-CONSENT-0000140251

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to establish is granted for period up to Commissioning of the project or 5 Yrs whichever is earlier**
2. **The capital investment of the project is Rs.278 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Establish for expansion is valid for Residential & Commercial Construction project named as M/s Ramkrishna Cine Exhibitors, At Plot C+E+F, S. No. 43/1 to 12/44/46/1/2/3, Plot C+43/1 to 12/44/46/1/2/3, Plot E+43/1 to 12/44/46/1/2/3, Plot F (At S. No. 43 Hissa No.1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10 +11(P)+12+ S.No.44 + S.No. 46/1+2+1/3), Mohammadwadi, Tal ,Haveli, Dist Pune on Total Plot Area of 26602.1 SqMtrs for proposed total construction BUA of 148928.04 SqMtrs as per specific condition of EC granted dated 30.09.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 16.02.2018	24128.00	66687.09
2	Consent to Establish dtd 06.05.2020	24128.00	66687.09

3	Consent to Operate (Part-I) dtd 30.12.2020	24128.00	18580.35
4	Environmental clearance dtd 30.09.2022	26602.10	148928.04

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	690.36	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-630 kVA	01	As per Schedule -II
S-2	DG set-630 kVA	01	As per Schedule -II
S-3	DG set-300 kVA	01	As per Schedule -II
S-4	DG set-200 kVA	01	As per Schedule -II
S-5	DG set-200 kVA	01	As per Schedule -II

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

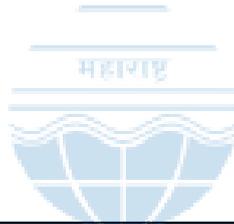
Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry waste	1590.87 Kg/Day	Segregation	will be disposed off to Authorized recyclers
2	Wet waste	1060.58 Kg/Day	Organic waste Converter with composting facility / Biogas digester with composting facility	As Manure
3	STP Sludge	69 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	200	Ltr/A	Reprocessing	To Authorized Reprocesser

- This Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
- This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government agencies.
- Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.

11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
 12. 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.
 13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
 14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.
 15. This consent is issued with overriding effect on earlier Consent to establish granted vide no. Format1.0/BO/JD(WPC) /UAN NO.080810/CE/CC2005000343 dtd. 06.05.2020
 16. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/258738/2022 on 30.09.2022 for construction project on total plot area 26602.10 Sq.m & proposed total BUA 148928.04 Sqm as per specific condition of EC.
 17. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance.
- . This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	556000.00	MPCB-DR-13406	27/07/2022	NEFT

Copy to:

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

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to provide Sewage Treatment Plant of designed capacity 710 CMD with MBBR technology for the treatment of 690.36 CMD of sewage.
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

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

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

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	791.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

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

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S-1	DG Set-630 kVA	Acoustic Enclosure	6.00	Diesel 82 Ltr/Hr	1	SO ₂	39.36 Kg/Day
S-2	DG Set-630 kVA	Acoustic Enclosure	6.00	Diesel 82 Ltr/Hr	1	SO ₂	39.36 Kg/Day
S-3	DG set-300 kVA	Acoustic Enclosure	4.50	Diesel 41.82 Ltr/Hr	1	SO ₂	20.07 Kg/Day
S-4	DG set-200 kVA	Acoustic Enclosure	3.80	Diesel 26 Ltr/Hr	1	SO ₂	12.48 Kg/Day
S-5	DG set-200 kVA	Acoustic Enclosure	3.80	Diesel 26 Ltr/Hr	1	SO ₂	12.48 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
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- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
 - The toilet shall be provided with exhaust system connected to chimney through ducting.
 - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
 - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to E	Rs 25 Lakhs	15 Days	Compliance of Consent conditions and EC 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 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) 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.

- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000122359/CR/2212000889

Date: 13/12/2022

To,
 M/s Ramkrishna Cine Exhibitors,
 S. No. 43(Part), Mohammadwadi,
 Kondhawa, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Renewal of Consent to Operate (Part-I) for residential and commercial construction project under Red Category

- Ref:**
1. Consent to Establish granted vide No.
Format1.0/BO/JD(WPC)/UAN-080810/CE/CC-2005000343 dt. 06.05.2020
 2. Consent to Operate (Part-I) granted vide no.
Format1.0/BO/JD(WPC)/UAN-095943/CO/CC-2012001345 dtd. 30.12.2020
 3. Minutes of 18th Consent Committee Meeting held on 08.03.2022

Your application NO. MPCB-CONSENT-0000122359

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Renewal of consent to Operate (Part-I) is granted for period upto 30.09.2023**
2. **The capital investment of the project is Rs.51.46 (Total CI Rs 132 Cr) Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal (Part-I) is valid for Residential & Commercial Construction projects named as M/s Ramkrishna Cine Exhibitors, S. No. 43(Part), Mohammadwadi, Kondhawa, Tal Haveli, Dist Pune on Total Plot Area of 24128 SqMtrs for construction BUA of 18580.35 SqMtrs out of Total Construction BUA of 66687.09 SqMtrs as per EC granted dated 16.02.2018 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dtd 06.05.2020	24128.00	66687.09
2	Environmental clearance dtd 16.02.2018	24128.00	66687.09
3	Consent to Operate(Part-I) dtd 30.1.2020	24128.00	18580.35

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

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

Sr No	Description	Permitted	Standards to	Disposal
2.	Domestic effluent	70.4	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-200 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry Waste	112 Kg/Day	Segregation	To Local Body for Recycling
2	Wet Waste	168 Kg/Day	OWC and composting	As Manure
3	STP Sludge	7 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
1	5.1 Used or spent oil	50	Ltr/A	NA	NA

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
 9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
 10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
 11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
 12. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
 13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SEIAA-EC-0000000175 dtd 16.02.2018 for construction project having total plot area of 24128 Sqm and total construction BUA of 66687.09 Sqm.
- This consent is issued as per communication letter dated 03/11/2022 which is approved by competent authority of the board.

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-8115	28/09/2021	NEFT
2	100000.00	MPCB-DR-11414	20/04/2022	NEFT

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 provided Sewage Treatment Plant (STP) with design capacity of 350 CMD based on MBBR
- 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	75.40
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) As per your application, you have provided the Air pollution control (APC) system and erected 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-200 kVA	Acoustic Enclosure	3.00	DIESEL 35 Ltr/Hr	-	SO ₂	16.8 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).



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	Renewal of Consent (part-I)	Rs 10 Lakhs	15 Days	Towards compliance of consent conditions and Operation & Maintenance of Pollution Control Systems	30.09.2023	31.01.2024

** 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

General Conditions:

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

- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000140260/CO/2304000830

Date: 13/04/2023

To,
 M/s Ramkrishna Cine Exhibitors,
 S. No. 43(Part), Mohammadwadi,
 Kondhawa, Tal Haveli, Dist Pune



Your Service is Our Duty

Sub: Consent to Operate (Part-II) for Residential & Commercial construction project under Red Category

- Ref:**
1. Consent to establish for expansion granted vide No Format1.0/CC/UAN No.0000140251/CE/2302000353 dtd 06/02/2023
 2. Renewal of Consent to Operate (Part-I) vide No. Format1.0/CC/UAN No.0000122359/CR/2212000889 dtd. 13.12.2022
 3. Minutes of 33rd Consent Committee Meeting of 2022-23 held on 01.03.2023

Your application NO. MPCB-CONSENT-0000140260

For: grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Operate(Part-II) is granted for period upto 28.02.2024**
2. **The capital investment of the project is Rs.83.66 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Operate(part-II) is valid for residential and commercial construction project named as M/s Ramkrishna Cine Exhibitors, S. No. 43(Part), Mohammadwadi, Kondhawa, Tal Haveli, Dist Pune on Total Plot Area of 24128 SqMtrs for completed total construction BUA of 47654.25 SqMtrs out of proposed Total Construction BUA of 148928.04 SqMtrs as per EC granted dated 30.09.2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 16.02.2018	24128.00	66687.09
2	Consent to Establish dtd 06.05.2020	24128.00	66687.09
3	Environment Clearance dtd 10.05.2021	24128.00	82987.76
4	Renewal of Consent to Operate(part-I) dtd 13.12.2022	24128.00	18580.35
5	Environment Clearance dtd 30.09.2022	26602.10	148928.04
6	Consent to Establish dtd 06.02.2023	24128.00	148928.04

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	216	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S-1	DG SET-200 KVA	01	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Dry waste	422 Kg/Day	Segregation	To Local Body
2	Wet waste	634 Kg/Day	OWC and Composting	As Manure
3	STP Sludge	20 Kg/Day	Dewatering	As Manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

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

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
13. The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/258738/2022 dtd. 30.09.2022 for Construction Project having total plot area 26602.10 Sq.mtr, & Construction BUA 148928.04 Sq.mtr,

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-14390	03/10/2022	NEFT
2	100000.00	MPCB-DR-15630	14/12/2022	NEFT
3	25000.00	MPCB-DR-15786	14/12/2022	NEFT

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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **350 CMD for treatment of domestic effluent of 216 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	231.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

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

SCHEDULE-II

Terms & conditions for compliance of Air Pollution Control:

- 1) **As per your application, you have provided the Air pollution control (APC) system and erected 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-200 kVA	Acoustic Enclosure	3.50	DIESEL 35 Ltr/Hr	1	SO ₂	1 Kg/Day

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

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

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

SCHEDULE-III

Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	C to O(part-II)	Rs 10 Lakhs	15 Days	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	Continious	28.02.2025

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) 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.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.

- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000199977/CR/2502001627

Date: 19/02/2025

To,
 Ramkrishna Cine Exhibitors
 Plot C, S. No. 43 HISSA NO.
 1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10+11(P)+12+S.NO.44+
 S.No 46/1 +2 + 1/3, Mohammadwadi, Pune.



Sub: Renewal of Consent to Operate (Part I) for Residential and Commercial construction project under Red Category

- Ref:**
1. Application submitted by SRO - Pune I vide No. MPCB-CONSENT-0000199977
 2. Consent to Establish - Format1.0/BO/JD(WPC)/UAN-080810/CE/CC-2005000343 dated 06/05/2020
 3. Consent to Operate (Part I) - Format1.0/BO/JD(WPC)/UAN-095943/CO/CC-2012001345 dated 30/12/2020
 4. Renewal of Consent to Operate (Part I) - Format1.0/CC/UAN No.0000122359/CR/2212000889 dated 13/12/2022
 5. Environmental Clearance - EC22B038MH189799 dated 30/09/2022
 6. Minutes of 15th Consent Committee Meeting 2024-25 dated 12/02/2025

Your application NO. MPCB-CONSENT-0000199977

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **Renewal of Consent to Operate (Part I) is hereby granted for the period up to 30/09/2026.**
2. **The capital investment of the project is Rs.51.46 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Renewal is valid for Residential and Commercial construction project named as Ramkrishna Cine Exhibitors, S. No. 43 HISSA NO. 1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10+11(P)+12+S.NO.44+ S.No 46/1 +2 + 1/3, Mohammadwadi, Pune on Total Plot Area of 24128.0 SqMtrs for construction BUA of 18580.35 SqMtrs as per EC granted dated 30/09/2022 including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Consent to Establish dated 06/05/2020	24128.00	66687.09
2	Consent to Operate dated 30/12/2020	24128.00	18580.35
3	Consent to Operate dated 13/12/2022	24128.00	18580.35
4	Environmental Clearance dated 30/09/2022	24128.00	148928.04

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

<i>Sr No</i>	<i>Description</i>	<i>Permitted (in CMD)</i>	<i>Standards to</i>	<i>Disposal</i>
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	70.4	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:**

<i>Stack No.</i>	<i>Description of stack / source</i>	<i>Number of Stack</i>	<i>Standards to be achieved</i>
S1	DG Set - 200 KVA	1	As per Schedule -II

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

<i>Sr No</i>	<i>Type Of Waste</i>	<i>Quantity & UoM</i>	<i>Treatment</i>	<i>Disposal</i>
1	Dry Waste	112 Kg/Day	Segregation and storage in covered shed.	Handed over to authorized vendor.
2	Wet Waste	168 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING

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

<i>Sr No</i>	<i>Category No.</i>	<i>Quantity</i>	<i>UoM</i>	<i>Treatment</i>	<i>Disposal</i>
NA					

8. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
10. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
11. Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
12. 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.
13. The project proponent shall make provision of charging of electric vehicles in atleast 40 % of total available parking area.
14. The Project Proponent shall comply with the Environmental Clearance obtained vide No EC22B038MH189799 dtd 30/09/2022 for construction project having total plot area of 24128.00 Sqm and total construction BUA of 148928.04 Sqm as per specific condition of EC.

15. For Any Future Expansion: PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. This consent is issued as per the 15th Consent Committee Meeting 2024-25 dated 12/02/2025
17. This consent is issued after receipt of the Penal Charges for unit without valid consent to operate of the Board and applying after lapse of validity period from 01.10.2023 to 31.05.2024 (242 days), hence penal fees= 2 X 1,00,000 X 242/365= 1,32,608/-, Payment Received. ALSO: 12% BG interest fee - Late submission of BG as per Consent to Establish - 31/03/2024 to 17/01/2025. - Rs.10 lakhs x (291/365) = Rs.95,671.23/- For C to E (Expansion) dated 06/02/2023: to 17/01/2025.12% of Rs. 15 lakhs x (711/365) = Rs.3,43,232.87/- i.e. Rs.4,38,904.10/- Late submission of BG as per Consent to Operate (C to O) - 31/03/2024 to 03/02/2025 - 12% BG interest is applicable. • Calculation: 12% of Rs.10 lakhs x (309/365) = Rs.1,01,589.04/- Total Applicable 12% BG Interest Fees: Rs.5,40,493.15/- Payment Received.

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



Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	100000.00	MPCB-DR-27005	31/05/2024	NEFT
2	132608.00	MPCB-DR-31466	20/01/2025	NEFT
3	100000.00	MPCB-DR-31467	20/01/2025	NEFT
4	540493.00	MPCB-DR-31931	04/02/2025	NEFT
5	100000.00	MPCB-DR-31933	04/02/2025	NEFT

-

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.
 - They are directed to obtain the renewed Bank Guarantee of Rs. 10 Lakhs from the PP as per Schedule III.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **350 CMD for treatment of domestic effluent of 70.4 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	75.40
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	3

- 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 provided the Air pollution control (APC) system and erected following stack (s) and to observe the following fuel pattern-

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
S1	DG Set - 200 KVA	Acoustic Enclosure	3.00	HSD 35 Kg/Hr	1	SO ₂	5.6 Kg/Day

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

Total Particular matter	Not to exceed	150 mg/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).



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	C2R (Part I)	Rs.10 Lakhs (Existing BG extended)	Submit renewed BG within 15 days	Towards compliance of consent conditions and Operation & Maintenance of Pollution Control Systems	30/09/2026	30/09/2027

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

- 1 The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2 The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
- 3 Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4 Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5 Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) 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.
- 6 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 7 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 9 The treated sewage shall be disinfected using suitable disinfection method.
- 10 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



MAHARASHTRA POLLUTION CONTROL BOARD

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



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

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000200226/CR/2502001626

Date: 19/02/2025

To,
 Ramkrishna Cine Exhibitors, at Plot C, S. No. 43, at Plot C, S. No.
 43 HISSA NO.
 1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10+11(P)+12+S.NO.44+
 S.No 46/1 +2 + 1/3, Mohammadwadi , Pune., Haveli, Pune.



Sub: Renewal of : Consent to Operate (Part-II) for Residential & Commercial construction project under Red Category.

- Ref:**
1. Application submitted by SRO - Pune I vide No. MPCB-CONSENT-0000200226
 2. Consent to Establish - Format1.0/BO/JD(WPC)/UAN-080810/CE/CC-2005000343 dated 06/05/2020
 3. CTO (Part I) Format1.0/BO/JD(WPC)/UAN-095943/CO/CC-2012001345 Dated 30/12/2020 valid up to 30/09/2021.
 4. RCTO (Part I) Format1.0/CC/UAN No.0000122359/CR/2212000889 Dated 13/12/2022 valid up to 30/09/2023
 5. C to E EXPANSION Format1.0/CC/UAN No.0000140251/CE/2302000353 dated 06/02/2023.
 6. CTO (Part 2) Format1.0/CC/UAN No.0000140260/CO/2304000830 Date: 13/04/2023 valid up to 28/02/2024.
 7. Minutes of the 15th Consent Committee Meeting dated 12/02/2025.

Your application NO. MPCB-CONSENT-0000200226

For: grant of Consent to Renewal under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

1. **The Consent to Operate (Part-II) is granted for period upto 28.02.2026**
2. **The capital investment of the project is Rs.83.66 Cr. (As per C.A Certificate submitted by industry).**
3. **The Consent to Renewal is valid for __ named as Ramkrishna Cine Exhibitors, at Plot C, S. No. 43, at Plot C, S. No. 43 HISSA NO. 1+2+3+4+5(P)+6+7+8A+8B+9A+9B/1+10+11(P)+12+S.NO.44+ S.No 46/1 +2 + 1/3, Mohammadwadi , Pune., Haveli, Pune on Total Plot Area of 24128 SqMtrs for construction BUA of 47654.25 SqMtrs out of Total Construction BUA of SqMtrs as per EC granted dated including utilities and services**

Sr.No	Permission Obtained	Plot Area (SqMtr)	BUA (SqMtr)
1	Environmental clearance dtd 16.02.2018	24128.00	66687.09
2	Consent to Establish dtd 06.05.2020	24128.00	66687.09
3	Environment Clearance dtd 10.05.2021	24128.00	82987.76

4	Renewal of Consent to Operate(part-I) dtd 13.12.2022	24128.00	18580.35
5	Environment Clearance dtd 30.09.2022	26602.10	148928.04
6	Consent to Establish dtd 06.02.2023	24128.00	148928.04

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

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	216	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-200 KVA	01	As per Schedule -II

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

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Dry waste	422 Kg/Day	Segregation and storage in covered shed.	Handed over to MPCB Authorized Vendor
2	Wet waste	634 Kg/Day	Storage in covered shed and treatment in OWC	USED as MANURE FOR GARDENING
3	STP Sludge	20 Kg/Day	Storage in covered shed in SDBs	USED as MANURE FOR GARDENING

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

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

- 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 install online monitoring system for the parameter pH, SS, BOD and flow at the outlet of STP.
- Project Proponent shall operate the Organic waste digester with composting facility or biodigester with composting facility effectively
- The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
- The Project Proponent shall comply with the Environmental Clearance obtained vide No SIA/MH/MIS/258738/2022 dtd. 30.09.2022 for Construction Project having total plot area 26602.10 Sq.mtr, & Construction BUA 148928.04 Sq.mtr,

14. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to O & Environmental Clearance.
15. This consent is issued as per the 15th Consent Committee Meeting of 2024-25 dated 12/02/2025.
16. This consent is issued after receipt of the Penal Fees of Rs. 61644.00/- as PP has operating the unit without valid consent to operate of the Board and applying after lapse of validity period from 01.03.2024 to 31.05.2024 (90 days), hence penal fees= 2 X 1,25,000 X 90/365= 61,644/-,Payment Received.

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

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	125000.00	MPCB-DR-27006	31/05/2024	NEFT
2	61644.00	MPCB-DR-31475	20/01/2025	NEFT
3	125000.00	MPCB-DR-31935	04/02/2025	NEFT

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.
 - They are directed to obtain the renewed BG of Rs. 10 lakhs as per Schedule III from PP.
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 provided MBBR based Sewage Treatment Plants (STPs) of combined capacity **350 CMD for treatment of domestic effluent of 216 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	231.00
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	

- 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 provided the Air pollution control (APC) system and erected 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-200 kVA	Acoustic Enclosure	3.50	DIESEL 35 Ltr/Hr	1	SO ₂	1 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).



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	Renewal of C to O(part-II)	Rs.10 Lakhs (Existing BG extended)	Submit renewed BG within 15 days	Operation & Maintenance of Pollution Control Systems and compliance of consent conditions	28/02/2026	28/02/2027

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

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

BG Forfeiture History

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

BG Return details

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



SCHEDULE-IV

General Conditions:

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

11 The applicant shall make an application for renewal of the consent at least 60 days before date of the expiry of the consent.

This certificate is digitally & electronically signed.



ANNEXURE IV

EMP COST DURING CONSTRUCTION PHASE

Sr. No.		Parameter	Capital Cost (Rs. In Lakhs/year)
1	Air Environment	Barricading to Plot, Water spray for dust Suppression	10
2	Land/Water Environment	Site sanitation Facility and its maintenance	6
3	Water Environment	Potable Water Supply to Labour	6
4	Safety	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.)	8
5	Health	Health check-up and first aid	3
6	Safety	Safety nets	12
7	Solid waste	Solid waste management	5
8	Health	Disinfection	2.5
9	Environmental Monitoring	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories – Ambient Air-RSPM, PM _{2.5} , SO ₂ , NO _x , CO), Noise: Leq day time and Night Time)	2
		Total Cost	54.5

EMP COST DURING OPERATION PHASE

Component	Capital Cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs/year)
STP (Tertiary) 350 KLD + 50 KLD Capacity	163.0	28.0
Solar System (Hot water and PV Panels)	143.0	7.0
Rainwater harvesting (2 RWH Tanks & 5 Recharge Pits)	17.0	2.0
Solid Waste Composting plant OWC: 800 kg & 150 kg Capacity	40.0	16.0
Landscape	23.0	7.0
Swimming Pool	60.0	5.0
Environmental Monitoring		2.0
Total Cost	446.0	67.0

ANNEXURE V
ENVIRONMENTAL MANAGEMENT PLAN

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
1.	Water	Water contamination	<u>Construction Phase</u> <ul style="list-style-type: none"> Domestic waste water from workers 	<ul style="list-style-type: none"> Septic tank with soak pit is provided 	<ul style="list-style-type: none"> No adverse impact
			<ul style="list-style-type: none"> Surface runoff from site. 	<ul style="list-style-type: none"> Silt traps and diversion ditches are be constructed to control surface run off. 	<ul style="list-style-type: none"> No adverse impact
			<u>Operation Phase</u> <ul style="list-style-type: none"> Discharge of domestic wastewater. 	<ul style="list-style-type: none"> Generated sewage is transferred to STP for its treatment Sewage Treatment Plant. Treated sewage is used for flushing and gardening purpose 	<ul style="list-style-type: none"> No adverse impact
			<ul style="list-style-type: none"> Surface runoff from site 	<ul style="list-style-type: none"> Rain water harvesting – ground water recharging is done through recharge pits thereby prevent run off and facilitate water percolation. 	<ul style="list-style-type: none"> Positive impact.
2.	Air Quality	Dust Emission	<u>Construction Phase</u> <ul style="list-style-type: none"> Construction activities 	<ul style="list-style-type: none"> Dust mask are provided to prevent worker exposure of dust. Barricading the site periphery by tin sheets. Sprinkling of water is done for dust suppression. 	Temporary & insignificant impact.
		Gaseous emissions of pollutants i.e. SPM, SO ₂ , NO _x and HC	<ul style="list-style-type: none"> Construction equipment's and vehicular movement. 	<ul style="list-style-type: none"> Periodic maintenance of construction equipment's is regularly done. Regular checking of heavy vehicle checked for PUC certificate. 	Temporary & insignificant impact.
		Gaseous emissions of SPM, SO ₂ , NO _x and HC.	<u>Operation Phase</u> <ul style="list-style-type: none"> DG Set 	<ul style="list-style-type: none"> Applicable height of stack is given. Also it is operated only during absence of the normal electricity. 	No significant impact

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation	
			<ul style="list-style-type: none"> Emissions from vehicular traffic. 	<ul style="list-style-type: none"> Adequate wide approach road is provided for smooth vehicular movement. Road side plantation is further act as sink to gaseous emission. 	No significant impact	
3.	Noise	Increase in noise level.	Construction Phase <ul style="list-style-type: none"> Operation of construction equipment's and vehicular movement. 	Use of well-maintained equipment fitted with silencers. Providing noise shields near the heavy construction operations. Noisy operations is carried out during day time only. Ear plug and muffs are provided to workers.	No significant impact.	
			Operation Phase <ul style="list-style-type: none"> Vehicles movement 	Wide road and ample parking space is provided to reduce vehicular noise		No significant impact
			<ul style="list-style-type: none"> D.G. sets operations 	No significant noise pollution.		No impact.
4.	Land	Land contamination by construction debris and solid waste.	Construction Phase <ul style="list-style-type: none"> Disposal of construction debris & solid waste. 	<ul style="list-style-type: none"> Construction debris is collected and used for leveling the site. Solid waste from labors use is collected in collection bins. Biodegradable waste is treated in vermicomposting pits/OWC Non-biodegradable waste is given to vendor /PMC for disposal. 	No significant Impact.	
			<ul style="list-style-type: none"> Excavated soil 	Top soil is used for landscaping.		No significant impact.
			<ul style="list-style-type: none"> Metallic waste 	Metallic waste is sold to vendors for reprocessing.		No significant Impact.
			Operation Phase	Efficient solid waste collection and storage facility is proposed.		No significant impact

Sr. No.	Environmental Component	Potential Impacts	Potential source of Impact	Controls though EMP and Design	Impact Evaluation
			<ul style="list-style-type: none"> Municipal solid waste like rubbish, paper, plastic garbage etc. 	Segregation of waste as biodegradable and non-biodegradable waste is done. Biodegradable waste is treated by Mechanical Composting while non-biodegradable waste is given to approved vendors for disposal.	Compost material is used as manure in landscaping.
5.	Ecology	No significant Impact	<u>Construction Phase</u> <ul style="list-style-type: none"> Site Development during construction 	Plantation is done along the plot boundary of completed buildings	• --
			<u>Operational Phase</u> <ul style="list-style-type: none"> Increase of green cover 	<ul style="list-style-type: none"> Suitable green belt is developed as per landscaping plan at site. 	•
6.	Traffic Pattern	Increase of vehicular movements	<u>Construction Phase</u> <ul style="list-style-type: none"> Heavy Vehicular movement at site 	<ul style="list-style-type: none"> Heavy Vehicular movement is to daytime only and adequate parking facility is provided. 	--
			<u>Operational Phase</u> <ul style="list-style-type: none"> Traffic due to commercial once the site is operational 	<ul style="list-style-type: none"> Vehicular movement is regulated inside the site with adequate roads and parking. 	
7.	Socio-Economic	Increase in Job opportunities	<u>Construction Phase</u> <ul style="list-style-type: none"> Job opportunities for the local residents 	Project is provided direct and indirect employment	<ul style="list-style-type: none"> Opportunities to local people in terms of labour during construction and service personnel during operational
			<u>Operational Phase</u> <ul style="list-style-type: none"> Business opportunity for local residents like vegetable vendors, milk suppliers, shopkeepers, etc 		

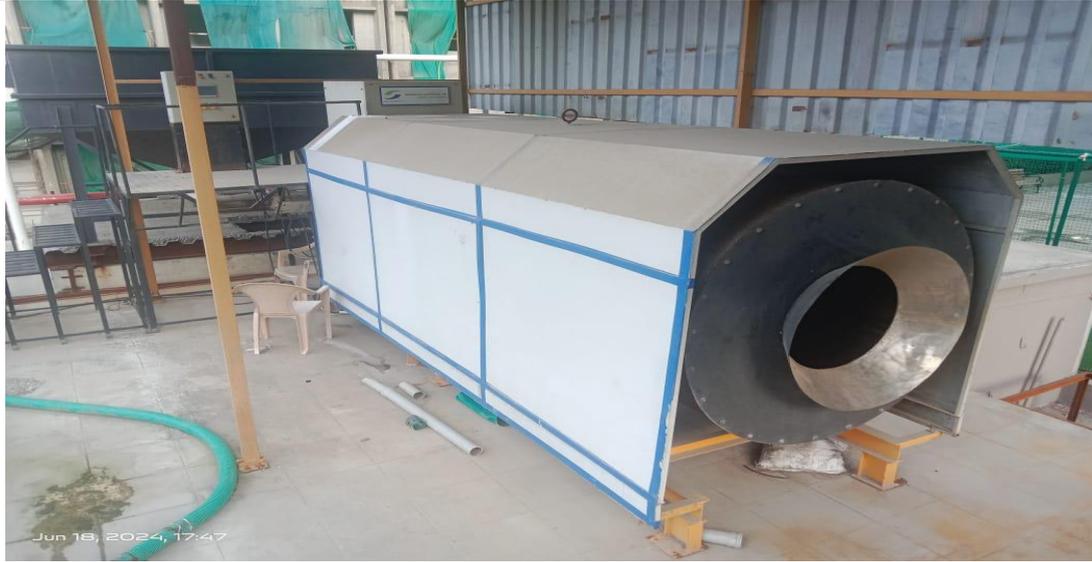
ANNEXURE VI
SITE PHOTOGRAPHS

STP PROVIDED AT SITE



OWC AT SITE





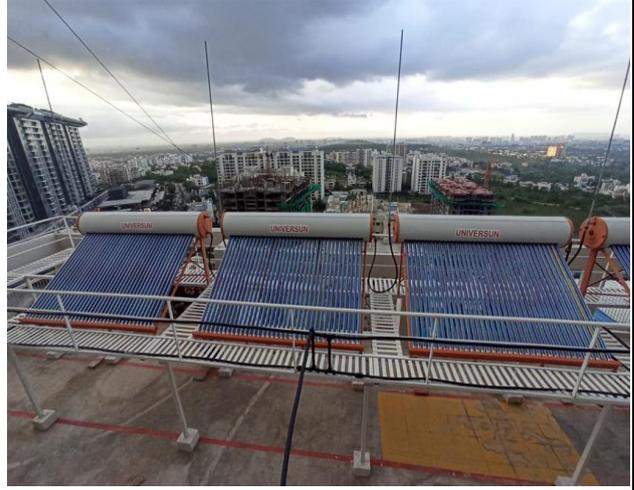
RWH AT SITE



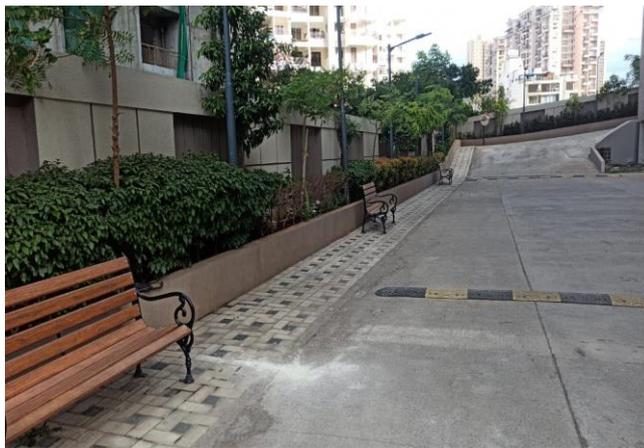
DG SET AT SITE



SOLAR PANEL



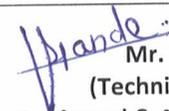
PLANTATION



ANNEXURE VII: MONITORING REPORTS

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

TEST REPORT

Test Report No - GESEC/PRO/SL/2025-26/09/1894		Date of Report		25.09.2025	
Sample ID - GESEC/PRO/SL/2025-26/09/1894		Date of Sampling		18.09.2025	
Name and Address of the Customer – Ram Krishna Cine Exhibitors “Elina Living” at Plot C, S. No. 43, Opp Voyage to the Stars, Off NIBM Road, Mohammadwadi, Pune 411060		Start Date of Analysis		19.09.2025	
		End Date of Analysis		25.09.2025	
		Sample Details		soil	
		Nature of sample		solid	
Sample Collected By					
Parameter	Result	Unit	Standard Method		
Colour	Yellowish Brownish	--	By Visual		
pH	7.4	--	Manual Soil Testing in India (Dept of Agriculture and cooperation, Ministry of Agri Gov. of India, page No.77 : 2011		
Electrical Conductivity	276	µs/Cm	ICARDA-Methods of soil, Plant and water analysis, Page No. 67-68:2013		
Sulphate as SO4--	23.4	mg/Kg	ICARDA -3rd Edition methods of soil, plant, and water analysis: A manual for the west Asia and North Africa region page no.120-121:2013		
Iron as Fe	1.2	mg/Kg	GESEC/LAB/SOP/ICP-OES/05		
Nitrogen as N	357	mg/kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 87-89:2013		
Organic Carbon	0.71	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 74 :2013		
Available Sodium as Na	76	mg/Kg	USEPA SW 846/6010 C		
Available Potassium as K	128	mg/Kg	Food and agriculture organization Sec III,8-1,Page no115		
Available Phosphorous as PO4	58	Kg/ha	ISRIC, Page No.14-1:2002		
Calcium as Ca	50	mg/Kg	ICARDA-Methods of soil, Plant and water analysis, Page No. 68:2013		
Magnesium as Mg	52	mg/Kg	GESEC/LAB/SOP/ICP-OES/05		
Water Holding Capacity	62.8	%	GESEC/PRO/SOP/SO/37		
Water Content/Moisture	1.55	%	ICARDA-Methods of soil, Plant and water analysis, Page No. 26:2013		
Texture	Clay	--	ICARDA -3rd Edition methods of soil, plant, and water analysis: A manual for the west Asia and North Africa region page no.120-121:2013		
 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By					

END OF REPORT

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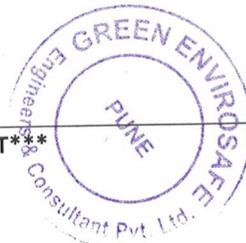
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TEST REPORT		
Test Report No - GESEC/PRO/GW/2025-26/09/1895	Date of Reporting	25.09.2025
Sample ID - GESEC/PRO/GW/2025-26/09/1895	Sample Details	Ground Water
Name & Address of the Customer – Ram Krishna Cine Exhibitors “Elina Living” at Plot C, S. No. 43, Opp Voyage to the Stars, Off NIBM Road, Mohammadwadi, Pune 411060	Type of Sample	Water
	Volume Of Sample	2 Lit Plastic Can
	Sample Status	Sealed
	Sample Collected By	Ecobex
	Date of Sample Collection	18.09.2025
	Date of Sample received in lab	19.09.2025
	Analysis start Date	19.09.2025
	Analysis End Date	25.09.2025

WATER ANALYSIS REPORT			
Parameter	Result	Unit(s)	Standard Method
Physical Parameter			
Turbidity	<0.22	NTU	APHA 2130 B24 th Edition:2023
TDS	247	mg/l	APHA 2540 C 24 th Edition:2023
Color	< 5	Hazen	APHA 2120 B 24 th Edition:2023
Chemical Parameter			
pH	7.2	--	APHA 4500 H+ B 24 th Edition:2023
Total Hardness	177	mg/l	APHA 2340 C 24 th Edition:2023
Total Alkalinity	83.8	mg/l	APHA 2320 B 24 th Edition:2023
Sodium as Na	56.6	mg/l	APHA 3500 Na B :24 th Edition:2023
Sulphate	28.4	mg/l	APHA 4500-SO4 - E 24 th Edition:2023
Oil and grease	BDL	mg/l	APHA 5520 D 24 th Edition:2023
Calcium (as Ca)	78	mg/l	APHA 3500-Ca B 24 th Edition:2023
Fluoride	BDL	mg/l	IS 3025 (Part 60):2019
Magnesium (as Mg)	26.4	mg/l	IS 3025 (Part 46):2023
Elemental Analysis			
Iron as Fe	BDL	mg/l	IS 3025 (Part 53): 2019
Chromium as Cr	BDL	mg/l	IS 3025 (Part 52):2019
Lead as Pb	BDL	mg/l	IS 3025 (Part 2):2019
Zinc as Zn	BDL	mg/l	IS 3025 (Part 2):2019
Mercury as Hg	BDL	mg/l	IS 3025 (Part 2):2019
Selenium as Se	BDL	mg/l	IS 3025 (Part 53):2019
Arsenic as As	BDL	mg/l	IS 3025 (Part 2):2019
Aluminium as Al	BDL	mg/l	IS 3025 (Part 2):2019
Microbiological Parameter			
Total Coliform	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023
E.coli.	Absent	/100ml	FSSAI manual Microbiology methods FSSAI 15.025:2023



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

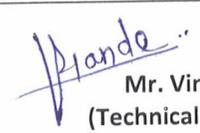
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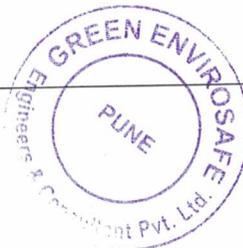
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TEST REPORT				
Test Report No: -	GESEC/PRO/AAQM/2025-26/09/1896	Report Date	25.09.2025	
Sample ID: -	GESEC/PRO/AAQM/2025-26/09/1896			
Name & Address of the Customer	Ram Krishna Cine Exhibitors "Elina Living" at Plot C, S. No. 43, Opp Voyage to the Stars, Off NIBM Road, Mohammadwadi, Pune 411060			
Ambient Air Sample Details				
Type	Sampling Location	Sampling done by		
Ambient Air	Project Site (Near Entry Gate)	Ecobex		
Sampling Time				
Start Time	Stop Time	Total Hrs.		
10.00 AM	6.00 PM	8 Hrs.		
Metrological Data/Environmental Conditions				
Ambient Temperature °C	Max 28°C Min 19°C	Wet Bulb Temperature °C	25	
Dry Bulb Temperature °C	28	Relative Humidity % RH	78.3%	
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18.09.2025	19.09.2025	19.09.2025	25.09.2025	
Name Of Instrument	Fine Particulate Sampler	Date Of Calibration	25/04/2025	
Instrument ID No.	FDS 2021-22/78/ GESEC/Lab/Inst/78	Due Date of Calibration	24/04/2026	
Parameters	Method	Unit	NAAQ Standards	Result
Sulphur Dioxide (SO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 1	µg/m ³	≤ 80	13.2
Nitrogen Dioxide (NO ₂)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 7	µg/m ³	≤ 80	20.4
Particulate Matter PM ₁₀	CPCB Guidelines, Volume I ,36/2012-13, Page no. 11	µg/m ³	≤ 100	67.7
Particulate Matter PM _{2.5}	CPCB Guidelines, Volume I ,36/2012-13, Page no. 15	µg/m ³	≤ 60	36.5
Carbon Monoxide (CO)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 16	µg/M ³	≤ 04	0.52
Benzene (C ₆ H ₆)	Method TO-17	µg/M ³	≤ 05	BDL
Benzo(a)Pyrene (BaP)	CPCB Guidelines, Volume I ,36/2012-13, Page no. 40	ng/M ³	≤ 01	BDL
Arsenic (As)	MASA -822 3RD EDITION	ng/M ³	≤ 06	BDL
Nickel (Ni)	MASA -822 3RD EDITION	ng/M ³	≤ 20	BDL
Lead (Pb)	MASA -822 3RD EDITION	µg/M ³	≤ 1.00	BDL
Remark- All above results are within National Ambient Air Quality standards. ➤ BDL – Below Detectable Limit.				
		 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By		

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TEST REPORT				
Test Report No: -	GESEC/PRO/ANLM/2025-26/09/1897	Report Date	25.09.2025	
Sample ID: -	GESEC/PRO/ANLM/2025-26/09/1897			
Name & Address of the Customer	Ram Krishna Cine Exhibitors "Elina Living" at Plot C, S. No. 43, Opp Voyage to the Stars, Off NIBM Road, Mohammadwadi, Pune 411060			
Ambient Noise Sample Details				
Type	Ambient Noise			
Sampling done by	Ecobex			
Standard method	As Per IS: 9989:2020			
Date of Sampling	Sample Receipt Date	Analysis Start Date	Analysis End Date	
18.09.2025	18.09.2025	18.09.2025	18.09.2025	
Name of Instrument	Sound Level Meter	Date of Calibration	14/02/2025	
Instrument ID No.	GESEC/LAB/INST/29	Due Date of Calibration	13/02/2026	
Test Location	Unit	Average Noise Level Readings		MPCB Standards dB(A)
		Day	Night	
Near East Side of Plot	dB(A)	53.8	44.9	During Day time = 75 dB (A) During Night time= 70dB(A)
Near West Side of Plot	dB(A)	52.9	45.6	
Near North Side of Plot	dB(A)	53.1	45.0	
Near South Side of Plot	dB(A)	53.3	44.3	
Remark-				
<ul style="list-style-type: none"> ➤ All above Noise level results are within Maharashtra Pollution Control Board Standards limit. ➤ Day/Night -75/70 dB (A) 				
END OF REPORT			 Mr. Vinod Hande (Technical Manager) Reviewed & Authorized By	



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