

**Compliance to Stipulated Conditions in
Environment Clearance**

(October 2024 to March 2025)

FOR

“Development of Data Center- PNQ04”

At

**BG 80/B, Pimpri Chinchwad Municipal Corporation,
Bhosari, Pune**

By

M/s Pune Data Center Limited

For Submission to:

**Ministry of Environment, Forest & climate change
(MoEF&CC)**

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PART A DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)		:	8(a) B2 Building and Construction projects
2.	Name of the project		:	Development of Data Center – PNQ04 by M/s Pune Data Center Limited.
3.	Clearance letter (s) / OM No. and Date		:	Environment clearance vide EC identification No.- EC23B038MH110896 File No. SIA/MH/MIS/270299/2022 Dated 26/05/2023 EC transfer vide EC identification No.- EC24C3802MH5612407T File No. SIA/MH/INFRA2/481037/2024 Dated 28/11/2024. Applied for a Corrigendum in EC Proposal No. SIA/MH/INFRA2/517762/2025 Dated 08/01/ 2025.
4.	Location		:	
	a.	District (S)	:	Pune
	b.	State (s)	:	Maharashtra
	c.	Latitude/ Longitude	:	Latitude:18°38'48.15", Longitude73°48'26.16"
5.	Address for correspondence		:	
	a.	Address of Concerned Project Chief Engineer (with pin code & Telephone / telex / fax numbers	:	M/s Pune Data Center Limited. BG 80/B, Pimpri Chinchwad Municipal Corporation, Bhosari, Pune.
	b.	Address of Project: Engineer/Manager (with pin code/ Fax numbers)	:	M/s Pune Data Center Limited. BG 80/B, Pimpri Chinchwad Municipal Corporation, Bhosari, Pune.
6.	Salient features		:	
	a.	of the project	:	Environment Clearance for Development of Data

				Center – PNQ04 by M/s Pune Data Center Limited for 1 No of Data center Building
	b.	of the environmental management plans	:	1. Sewage treatment Plant: 1 No of STP of capacity 5 KLD is proposed at site. 2. Rain water harvesting: Rain water will be recharged through 9 no. of recharge pits for harvesting & 1 No. of RWH tank will be provided. 3- Solid Waste Management a) Biodegradable waste will be treated in OWC b) Dry waste will be collected by Authorized vendor c) E-waste will be collected by Authorized dealer d) Hazardous waste will be handed over to an Authorized dealer e) STP sludge will be used as manure.
7.		Breakup of the project area	:	
	a.	Submergence area forest & non-forest	:	Project is located in non-forest area
	b.	Others	:	Total Plot Area (sq. m)- 44,498.70 Net Plot Area (sq. m)- 38,830.10 Proposed FSI Area (sq. m)- 37,303.8 Non FSI Area (sq. m)- 2,835.85 Total BUA area (sq. m.): 40,139.65
8.		Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers /artisan	:	Not Applicable.
	a.	SC, ST/Adivasis	:	Not Applicable

	b.	Others (Please indicate whether these Figures are based on any scientific and systematic survey carried out or only provisional figures, if a Survey is carried out give details and years of survey)	:	Not Applicable
9.	Financial details		:	
	a.	Project cost as originally planned and subsequent revised estimates and the year of price reference:		
	1.	Estimated Cost of the Project	:	Rs. 2014.74 Crores
	b.	Allocation made for environmental management plans with item wise and year wise Break-up.	:	Cost earmarked for (Environmental Management Plan (EMP) will be, During Construction phase: Total Cost: 1.02 Cr/Annum O & M cost: 37.20 Lakhs/Annum During operational Phase: Total set up Cost: 7.36 Cr/Annum O & M cost: 43.75 lacs/annum
	c.	Benefit cost ratio / Internal rate of Return and the year of assessment	:	
	d.	Whether (c) includes the Cost of environmental management as shown in the above.	:	
	e.	Actual expenditure incurred on the project so far	:	422 Cr.
	f.	Actual expenditure incurred on the environmental management plans so far		12.56 Lakh
10.	Forest land requirement		:	Not Applicable
	a.	The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b.	The status of clearing felling	:	Not Applicable
	c.	The status of compensatory afforestation, if any	:	Not Applicable
	d.	Comments on the viability & sustainability of compensatory	:	Not Applicable

		afforestation program in the light of actual field experience so far				
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information		:	Not Applicable		
12.	Status of construction			Sr. No	Building Name & number	Status as on March 2025
1				DC Building –(G+4 floors)	- Third-floor slab casting is completed for the DC building - Superstructure work completed for the ancillary building	
	a.	Date of commencement (Actual and/or planned)	:	27/07/2022		
	b.	Date of completion (Actual and/or planned)	:	21/08/2026		
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	:	NA		
	b.	Date of site visit for this monitoring report	:	Not Applicable		
15.	Details of correspondence with Project authorities for obtaining Action plans/information on Status of compliance to		:	Not Applicable		

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

CURRENT STATUS OF WORK

Sr. No.	No. of Buildings	Configuration	Status as on March 2025	Status of the Environmental Management Facilities (Provision of STP, OWC, DG set, Energy saving Measures)
1	DC Building -1	G+ 4 Floors	• Third-floor slab casting is completed for the DC building • Superstructure work completed for the ancillary building	• STP work currently in progress • Green belt is not developed yet • OWC is Not yet provided • RWH pits Not yet Provided

ENVIRONMENT CLEARANCE COMPLIANCE REPORT

Point wise compliance to various stipulations laid down by the MoEF&CC in Environment Clearance Letter vide No. SIA/MH/MIS/280455/2022 Dated 26th May 2023. EC transfer vide EC identification No.- EC24C3802MH5612407T Dated 28/11/2024. are as follows:

SPECIFIC CONDITIONS:		
A. SEAC Conditions		
1.	PP to Submit the Petroleum and Explosive Safety Organization (PESO) certificate.	We have obtained PESO certificate.
2.	PP to Implement the mitigation measures with respect to oil.	Noted.
3	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.	Noted.
4.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker for proposed construction.	The water used for the construction phase is not drinking water, we are using tanker water for the construction activity.
B. SEIAA Conditions		
1.	PP to plant as many trees as cumulative age of trees to be cut and transplanted as per amended Maharashtra (Urban areas) Protection and Preservation of Trees Act,1975.	Existing 18 number of trees are present on site & no tree cutting & transplantation is proposed as per EC .
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Agreed
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Noted
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt. 04.01.2019.	We will comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA.III dt. 04.01.2019.

5.	SEIAA after deliberation decided to grant EC for – FSI-31089.64 m ² , non-FSI-13512.00 m ² , Total BUA-44,601.64m ² . (Plan approval BP/Environment/Charholi/03/2021, dated-26.10.2021).	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 the approved sites for land filling after recovering recyclable material.	The solid waste generated at site are being segregated as construction debris and other recoverable material such as steel, plastic, glass wastes etc. The part construction waste will be utilized for filling low lying areas at project site only & part is sent to authorized vendor
II	Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.	Excavated material and construction waste is used for land & road filling remaining is handed over to authorized agency/vendor.
III	Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.	Hazardous waste will be handed over to authorized agency.
IV	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Regular supply of Drinking water is made available at site ➤ 4 Mobile toilets are provided for construction worker. ➤ Solid waste generated is collected separately for dry & wet waste and handed over to authorized vendor.
V	Arrangement shall be made that waste water and storm water do not get mixed.	Noted. Wastewater and storm water will do not get mixed
VI	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Gunny bags will be wrapped on columns and ponding will be done to

		reduce water usage while curing. We will use pre-mixed concrete.
VII	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	No ground water extraction is carried out.
VIII	Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.	Noted. We are not drawing any ground water. Permission will be obtained before doing so.
IX	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	During construction phase no showers, toilet flushing is being provided. Low flow fixtures will be used for showers, toilet flushing and drinking in operation phase.
X	The Energy Conservation Building code shall be strictly adhered to.	Noted
XI	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.	Topsoil is stored & it will be used for landscaping
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.	Additional soil for levelling of the proposed site is not required.
XIII	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil analysis Reports enclosed. Please refer Annexure 2 . We are not using ground water for construction.
XIV	PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.	Agreed. Existing 18 numbers of trees are present on site.
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.	We are using low Sulphur diesel type DG set having capacity 125 KVA for construction phase .
XVI	Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road	Vehicles will be operated during non-peak hours. Standard of construction vehicles will be checked regularly

	Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.	including PUC certificate.
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.	Adequate measures shall be made to reduce ambient air and noise level during construction phase. Air and Noise Monitoring reports are enclosed as an Annexure 2 .
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.	Proposed DG set are with acoustic canopy & confirming the rules made under the Environment (Protection) Act 1986.
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.	Construction work being supervised by Project Engineer and qualified supervisors.
B) Operation phase:		
I	a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.	The solid waste generated during operation phase is as follows: 1.Dry waste: 9 kg/day will be handed over authorized vendor. 2.Wet waste: 06 kg/day will be treated in OWC. 3. E-waste: 15 kg/month will be handed over to authorized vendor. 4. STP sludge will be used as manure.
II	E-waste shall be disposed through Authorized vendor as per E-waste	E-Waste shall be disposed through authorized vendor during operation

	(Management and Handling) Rules, 2016.	phase.
III	a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is 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.	While taking building wise Consent to Operate we will submit all necessary documents to MPCB.
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.	The STP and MSW facilities will be provided before completion of the project activities. Sewage will be collected in STP through drainage line and treated in STP of 5 m³/day. We have taken necessary permission from appropriate authority.
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.	Noted.
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.	We will provide internal parking so, that there will be no use of public space. Parking is proposed as per requirement.
VII	PP to provide adequate electric charging points for electric vehicles (EVs).	Noted

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.	Green Belt will be developed by considering CPCB guidelines/local norms including selection of plant species with consultation with the Local Landscape consultant. 18 Nos. of trees are existing at site 446 Nos. of trees are proposed at site. Total Green belt area: 4969.54 sq. m
IX	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environmental Management Cell is being supervised by Project Engineer and qualified supervisors.
X	Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.	Cost earmarked for (Environmental Management Plan (EMP) will be, During Construction phase: Total Cost: 1.02 Cr/Annum O & M cost: 37.20 Lakhs/Annum During operational Phase: Total set up Cost: 7.36 Cr/Annum O & M cost: 43.75 lacs/annum Lakhs
XI	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in	Noted.
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.	Yes, we are regularly submitting EC compliance report along with necessary documents.
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.	No suggestions/representations were received while processing the proposal from the local NGO. Copy of EC has been submitted to local body.

	The clearance letter shall also be put on the website of the Company by the proponent.	
XIV	The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MOEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO ₂ , NO _x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.	Company website link https://www.adaniconnex.com/about-us
C) General EC Conditions:		
I	PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.	Noted. We shall abide by the condition stipulated by SEAC &SEIAA
II	If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.	We have Obtained consent to establish having Consent order no. For Format1.0//UAN Format1.0//UAN No.0000148492/CE/2303001024 dated16/03/2023
III	Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	Environmental clearance obtained vide letter No. SIA/MH/MIS/280455/2022 dated 26th May 2023. EC transfer vide EC identification No.- EC24C3802MH5612407T File No. SIA/MH/INFRA2/481037/2024 Dated 28/11/2024. Please refer Annexure 1.
IV	The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.	Yes, we are submitting 6 monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data to Regional Office of MoEF&CC the respective Zonal Office of PCB.
V	The environmental statement for each	Noted. We will Submit the

	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.	Environmental statement report
VI	No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SELAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.	Agreed.
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.	No Forest or Wildlife clearance is applicable for the project.

PART D : ANNEXURE



File No:SIA/MH/INFRA2/481037/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated 28/11/2024



To,

Hemant Sonawane
M/s Microsoft (India) Pvt. Ltd.
Adani Corporate House, Shantigram, S.G. Highway, Khodiyar, Ahmedabad, Gujarat, India,
Ahmedabad, AHMADABAD, GUJARAT, 382421
akash.chavan@adani.com

Subject: Grant of Transfer of Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006 and as amended thereof regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/481037/2024 dated 13/06/2024 for grant of transfer of Environmental Clearance (EC) to the project under the provision of para 11 of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3802MH5612407T
(ii) File No.	SIA/MH/INFRA2/481037/2024
(iii) Clearance Type	Transfer of EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Transfer of EC obtained for "Development of Data Center - PNQ04" from M/s Microsoft (India) Pvt. Ltd. to M/s Pune Data Center Limited
(viii) Name of Company/Organization	M/s Microsoft (India) Pvt. Ltd.
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) EC Date	28/11/2024
(xiii) Details of Transferee	Adani Corporate House, Shantigram, S.G. Highway, Khodiyar, Ahmedabad, Gujarat, India,Ahmedabad,438,24,382421
(xiv) Details of Transferor	M/s Microsoft (India) Pvt. Ltd., 807, New Delhi House, Barakhamba Road, New Delhi, Central

1. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-7 were submitted to the SEIAA under the provision of Para 11 of the EIA notification 2006 and its subsequent amendments. Details in Form 7 can be accessed on PARIVESH portal by scanning the QR Code above and can also be accessed at [click here](#).
2. The SEIAA has examined the requisite information/documents required for transfer of EC in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and hereby accords Transfer of EC dated Invalid date to Adani Corporate House under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions issued vide EC letter dated 28/11/2024.
3. The SEIAA may revoke or suspend the clearance, if implementation of any of the EC conditions is not satisfactory. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
4. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC issued vide dated 28/11/2024.
5. This issue with the approval of the Competent Authority.

Send Approval Copy To (In case of multiple use comma as separator)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/481037/2024
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Pune Data Center Limited,
Plot no BG 80/B, Bhosari,
Pimpri Chinchwad Industrial Area,
Pune.

Subject : Transfer of EC obtained for "Development of Data Center - PNQ04"
located at Plot no BG 80/B, Bhosari , Pimpri Chinchwad Industrial Area,
Pune from M/s Microsoft (India) Pvt. Ltd. to M/s Pune Data Center Limited

Reference : 1. Application no. SIA/MH/INFRA2/481037/2024
2. Earlier EC No. SIA/MH/MIS/280455/2022 (EC Identification no EC
Identification No. - EC23B038MH140340), dated -26.05.2023

This has reference to your communication on the above-mentioned subject. You have obtained Environment Clearance vide SIA/MH/MIS/280455/2022 (EC Identification No. - EC23B038MH140340), dated -26.05.2023 for Development of Data Center – PNQ04 at Plot no BG 80/B, Bhosari , Pimpri Chinchwad Industrial Area, Pune. Now, M/s Pune Data Center Limited have applied for transfer of Environment Clearance dated 26.05.2023 as M/s Microsoft Corporation (India) Pvt. Ltd. has subleased the land under consideration to M/s Pune Data Center Limited.

2. M/s Pune Data Center Limited has submitted following documents in support of their application for transfer of EC-

- i. Letter from MIDC dated 23.01.2024 regarding deed of sublease.
- ii. Undertaking by transferee (i.e. M/s Pune Data Center Limited) regarding acceptance of the terms and conditions of the EC letter dated 26.05.2023
- iii. NOC from Transferor (i.e. M/s Microsoft Corporation (India) Pvt. Ltd.)

3. Your Proposal was considered in 279th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 07th August, 2024 and SEIAA decided to grant transfer in Environment Clearance dated 26.05.2023 from M/s Microsoft (India) Pvt. Ltd. to M/s Pune Data Center Limited

All the other terms and conditions mentioned in the EC dated 26.05.2023 shall remain the same.


Signature Not Verified
(Member Secretary, SEIAA)
Digitally Signed By: Shri Pravin Darade
IAS Member Secretary
Member Secretary, SEIAA
Date: 10/12/2024



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

To,

The Director DC Construction
 MICROSOFT CORPORATION (INDIA) PVT LTD
 Microsoft Corporation India Pvt Ltd. Windsor, 4th Floor, Off CST Road,
 Kalina, Santacruz East, Mumbai -400098

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/280455/2022 dated 29 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH140340
2. File No.	SIA/MH/MIS/280455/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Development of Data Center – PNQ04 at BG 80/B, Pimpri Chinchwad Municipal Corporation, Bhosari, Pune
7. Name of Company/Organization	MICROSOFT CORPORATION (INDIA) PVT LTD
8. Location of Project	Maharashtra
9. TOR Date	N/A

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

Date: 26/05/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/280455/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Microsoft Corporation (India) Private Limited,
Plot no BG 80/B, Bhosari,
Pimpri Chinchwad Industrial Area, Pune.

Subject : Environmental Clearance for Development of Data Center PNQ04 at
Plot no BG 80/B, Bhosari, Pimpri Chinchwad Industrial Area, Pune,
Maharashtra by M/s. Microsoft Corporation (India) Private Limited

Reference : Application no. SIA/MH/MIS/280455/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 157th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (Day-1) 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/280455/2022	
2.	Name of Project	Development of Data Center PNQ04 at BG 80/B, Bhosari, Pimpri Chinchwad Industrial Area, Pune, Maharashtra by Microsoft Corporation (India) Private Limited	
3.	Project category	8 (a), B-2, Building and Construction projects > 20,000 sq.m of with builtup area	
4.	Type of Institution	Private	
5.	Project Proponent	Name :	Microsoft Corporation (India) Pvt Ltd
		Regd. Office Address:	Microsoft Corporation (India) Pvt Ltd, Windsor, 4th Floor, Off CST Road, Kalina, Santacruz (E), Mumbai
		Contact number:	92233 83667 (mobile)
		e-mail:	bhat.prashant@microsoft.com
6.	Consultant	AECOM India Private Limited NABET/EIA/1821/ RA 0108 valid till 15.11.2022	
7.	Applied for	New	
8.	Details of previous EC	Not Applicable	
9.	Location of the project	BG 80/B, Bhosari, Pimpri Chinchwad Industrial Area, Haveli Taluka, Pune, Maharashtra, India	

10.	Latitude and Longitude	18°37'13.97"N 73°50'8.15"E 18°37'13.61"N 73°50'13.33"E 18°37'13.34"N 73°50'15.49"E 18°37'13.24"N 73°50'15.57"E 18°37'6.31"N 73°50'14.16"E 18°37'6.52"N 73°50'12.35"E		
		18°37'6.72"N 73°50'11.44"E 18°37'7.06"N 73°50'10.02"E 18°37'7.31"N 73°50'7.68"E		
11.	Total Plot Area (m2)	44,498.70 sq.m		
12.	Deductions (m2)	5,668.6 sq.m [10% Open space (4,314.46 sq.m) + Explosive Area (1,354.14 sq.m)].		
13.	Net Plot area (m2)	38,830.10 sq.m		
14.	Proposed FSI area (m2)	37,303.8 sq.m		
15.	Proposed non-FSI area (m2)	2,835.85 sq.m		
16.	Proposed TBUA (m2)	40,139.65 sq. m		
17.	TBUA (m2) approved by Planning Authority till date	TBUA 40,139.65 sq. m (FSI - 37,303.8 sq.m, Non FSI - 2,835.85 sq.m) Letter No. EE.(C) / C- 55061 /of 2022 dated 27.07.2022 from MIDC, Civil Division, Chinchwad, Pune		
18.	Ground coverage (m2) & %	14,902.17 sq.m (33.5% of total plot area)		
19.	Total Project Cost (Rs.)	2014,74,65,000/-		
20.	CER as per MoEF & CC circular dated 01/05/2018	as per MoEFCC Memorandum 22-65/2017-IA-III dated 30th October 2020 and 25th February 2021		
21.	Details of Building Configuration	Proposed Configuration		
		Building Name	Configuration	Height
		DC Building	G+ 4 Floors	Approved Height: 33.7m
22.	Total number of tenements	73 staff proposed		
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)
		Fresh water	31.75 (2.55 domestic + 29.2 landscape)	Fresh water 2.55 (domestic)
		Recycled water Flushing	1.9	Recycled 1.9

		Recycled water Landscape	1.8	Recycled water Landscape	Nil
		Swimming Pool	NA	Swimming	NA
				Pool	
		Total	35.45	Total	4.45
		Wastewater generation	3.855 (sewage)	Wastewater generation	3.855 (sewage)
24.	Water Storage Capacity for Firefighting	Underground: 400 KL (200 KL x 2 Nos.) Overhead Tank: 20 KL (1 No.)			
25.	Source of water	MIDC			
26.	Rain Water Harvesting	Level of the Ground Water table	>15 m below ground level		
		Size and no. of RWH tank(s) and Quantity	No. of RWH Tanks: 1 Tank Total capacity: 1200 m3 Size of tank: Compartment 1 (Raw rainwater): 11.745 m x 4.7 m x 6 m Compartment 2 (Raw rainwater): 11.745 m x 4.7 m x 6 m Compartment 3 (Treatment Rainwater) : 12.843 m x 4.7 m x 5.5 m Compartment 4 (Treatment Rainwater): 12.843 m x 4.7 m x 5.5 m		
		Quantity and size of recharge pits:	9 recharge pits 81 m3 (Approx. volume of recharge is 9 m3 per pit Size: 2 m x 2 m x 3 m deep		
		Details of UGT tanks if any:	RWH Tank: 1 No		
			2 Potable water tanks of 5 KLD each (2.25 m x1.2 m x 2.3 m)		
27.	Sewage and Wastewater	Sewage generation: 3.855 KLD			
		STP technology: MBR			
		Capacity of STP (CMD): 5 KLD			
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	37 kg/day	Recyclable waste will be disposed through authorized recyclers	
		Wet waste:	24 kg/day	disposed as per local practice followed in PCMC	

		Construction waste	2100 MT	disposed through authorized vendors
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	9 kg/day	disposed through authorized vendors
		Wet waste:	6 kg/day	will be sent to onsite OWC plant
		Hazardous waste:	42.75 Ltr/ month	disposed through authorized vendor.
		Biomedical waste	NA	NA
		E-Waste	15 Kg/month	disposed through authorized vendor buy back policy for the electronic items
		STP Sludge (dry)	1 Kg/day	Would be used as manure for plantation at site
30.	Green Belt Development	Total RG area (m2):		4969.54 sq.m
		Existing trees on plot:		18
		Number of trees to be planted:		446
		Number of trees to be cut:		Nil
		Number of trees to be transplanted:		Nil
31.	Power Requirement	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		300 KW
		During Operation phase (Connected load):		75.4 MW
		During Operation phase (Demand load):		74 MW
		Transformer:		80 MVA, 220 / 33kV
		DG set:		27 DG sets of 3 MVA 1 DG set of 0.5 MVA
		Fuel used:		HSD
32.	Details of energy saving	Following are being used as energy conservation measures Energy efficient air cooler chillers have been used in this project High chilled water leaving temperature (22/32 C) Higher delta T of chilled water (10 K) All chillers and chilled water pumps are with VFD Provision of water side economizer are also given to save cooling energy. All Colo AHUs are with EC fans All pump and motors have provision of VFD to save energy during part load operation. All AHUs have provision of energy efficient EC motors.		

		CFC and HCFC free refrigerant. Refrigerant used is R134a. Energy efficient (low U Value) materials shall be used. Transformer losses as per BEE, IE3 Motor has considered, Lighting Intensity is 0.8 W/sqft which is better than ECBC recommended value. LED Lighting fixtures Power sources are located closer to load to reduce distribution losses. 20 Kwe solar power proposed Energy efficient UPS (>96% efficiency)			
33.	Environmental Management plan budget during Construction phase	Details		Capital (INR)	O&M/Y (INR)
		Provision for drainage and bunds/ diversion dykes, etc. to prevent soil/raw material escape		3,00,000	40,000
		Toilets for workers		6,00,000	2,00,000
		Half yearly auditing and compliance		0	16,00,000
		Environmental Monitoring (Air, DG, Noise, Water and Soil)		0	5,00,000
		Implementation of Air Impact Mitigation Measures and water sprinkling, etc.		0	2,50,000
		Waste Management		3,00,000	1,50,000
		EHS Training		30,000	1,80,000
		Health and Safety (disinfection, pest-control, first-aid, PPE)		90,00,000	6,00,000
		Health check-ups (biannual)		0	2,00,000
		Total		1,02,30,000	37,20,000
34.	Environmental Management plan budget during Operation phase	Components	Details	Capital	O&M/Y
		Storm Water	Storm Water	2,93,00,000	1,00,000
		Sewage treatment	Sewage Treatment Plant	27,00,000	3,00,000
		Water treatment	Water Treatment facility	8,50,000	30,000
		RWH Tanks	RWH Tanks	18,00,000	270000
		Swimming Pool	NA	3,11,00,000	1,00,000
		Solid Waste	Solid waste (OWC)	5,00,000	50,000
		Hazardous waste	Hazardous waste	6,00,000	1,50,000
		e-waste	E-waste	10000	20,000
		Green space development	Green Space development	17,50,000	1,75,000

		Energy saving	Solar power 20 Kwe	15,00,000	1,00,000
		Environmental Monitoring	Environmental Monitoring (air, noise soil, stack, STP treated water)	0	30,50,000
		Disaster Management	Lightening Arrester	35,00,000	30,000
		Total		7,36,10,000	43,75,000
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	209	210	2,625 sq.m
		2-Wheeler	21	38	114 sq.m
		Bicycle	Nil	Nil	Nil
36.	Details of Court cases/ litigations w.r.t. the project and project location if any.	No			

3. The proposal has been considered by SEIAA in its 259th (Day-1) 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 the Petroleum and Explosives Safety Organization (PESO) NoC.
2. PP to provide mitigation measures with respect to oil.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
4. 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.

B. SEIAA Conditions-

1. PP to plant as many trees as cumulative age of trees to be cut and transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issue by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.

5. SEIAA after deliberation decided to grant EC for – FSI –37,303.80 m², Non FSI- 2,835.85 m², Total BUA-40,139.65 m². (Plan approval No. EE(C)/C-55061/2022, dated-27.07.2022)

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. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle

shall be adequately covered to avoid spillage/leakages.

- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

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

C) General EC Conditions:-

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

assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

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

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

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

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

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

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

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



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 5/26/2023 4:38:10 PM



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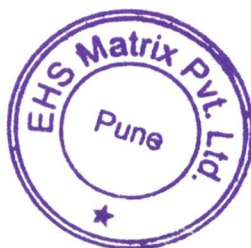
TEST REPORT

Report No:	EHSM/2025/Apr/644	Issue Date	05/05/2025
Name and Address of Customer	PNQ4 M/s Pune Data Center Limited on behalf of M/s Microsoft Corporation (India) Pvt. Ltd at BG80/B, Bhosari, Pimpri Chinchwad Industrial area, Haveli Taluka, Pune, Maharashtra, India.		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	28/04/2025	Sampling duration	1440 Min
Sampling Location	Near Entrance	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	39°C	Wet bulb temperature	28°C
Relative Humidity	47 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	29/04/2025	End Date of Analysis	05/05/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide(SO ₂)	25.0	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen(NO ₂)	33.0	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	66.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	30.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.0	mg/m ³	≤ 04	
6	Ozone(O ₃)	13.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	IS 5182 (Part 11)

Remark- All above results is within National Ambient Air Quality standards.
BDL – Below Detectable Limit.




Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

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



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TEST REPORT

Report No:	EHSM/2025/Apr/645	Issue Date	05/05/2025
Name and Address of Customer	PNQ4 M/s Pune Data Center Limited on behalf of M/s Microsoft Corporation (India) Pvt. Ltd at BG80/B, Bhosari, Pimpri Chinchwad Industrial area, Haveli Taluka, Pune, Maharashtra, India		
Sample Name	Air	Sample Description	Ambient Air
Date of Sampling	28/04/2025	Sampling duration	1440 Min
Sampling Location	Within Site	Sampling Procedure	CPCB Guideline for measurement of Ambient Air pollutants Volume I
Dry bulb temperature	39°C	Wet bulb temperature	28°C
Relative Humidity	44 %	Sampling done by	EHS Matrix Pvt Ltd, Pune
Start Date of Analysis	29/04/2025	End Date of Analysis	05/05/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Specifications (NAAQ Standards)	Methods
1	Sulphur Dioxide (SO ₂)	28.0	µg/m ³	≤ 80	IS 5182 (Part 2)
2	Oxides of Nitrogen (NO ₂)	30.0	µg/m ³	≤ 80	IS 5182 (Part 6)
3	Particulate Matter PM ₁₀	62.0	µg/m ³	≤ 100	CPCB Guideline for measurement of Ambient Air pollutants Volume I
4	Particulate Matter PM _{2.5}	31.0	µg/m ³	≤ 60	
5	Carbon Monoxide (CO)	1.0	mg/m ³	≤ 04	
6	Ozone(O ₃)	13.0	µg/m ³	≤ 180	
7	Lead (Pb)	BDL	µg/m ³	≤ 01	
8	Arsenic(As)	BDL	ng/m ³	≤ 06	
9	Nickel(Ni)	BDL	ng/m ³	≤ 20	
10	Ammonia(NH ₃)	BDL	µg/m ³	≤ 400	
11	Benzo(a)Pyrene(BaP)	BDL	ng/m ³	≤ 1.0	IS 5182 (Part 11)
12	Benzene(C ₆ H ₆)	BDL	µg/m ³	≤ 05	

Remark- All above results is within National Ambient Air Quality standards.
BDL – Below Detectable Limit.




Authorized Signatory
Mr. Rahul Patil
(Director)

Page 01 of 01

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

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



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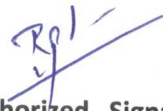
PRIVATE LIMITED

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TEST REPORT

TEST REPORT					
Report No:		EHSM/2025/Apr/646		Issue Date	
				05/05/2025	
Name and Address of Customer		PNQ4 M/s Pune Data Center Limited on behalf of M/s Microsoft Corporation (India) Pvt. Ltd at BG80/B, Bhosari, Pimpri Chinchwad Industrial area, Haveli Taluka, Pune, Maharashtra, India			
Sample Name		Noise	Sample Description		Ambient Noise
Date of Sampling		28/04/2025	Sampling duration		Spot Time
Sampling done by		EHS Matrix Pvt. Ltd., Pune.			
Results					
Sr. No.	Locations	Result dB(A) Day	Result dB(A) Night	Specifications (CPCB Standards dB(A))	Method
1.	Near Entrance	51.4	41.0	55/45	CPCB Guideline
2.	Within Site	52.1	40.2		
Remark-					
➤ All above Noise level results are within Central Pollution Control Board Standards limit.					
➤ Day/Night -55/45 dB.					




Authorized Signatory
Mr. Rahul Patil
(Director)

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



EHS MATRIX

PRIVATE LIMITED

Sr. No.30/7, Office No. 202, 203, Chintamani Industrial Estate,
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www.ehsmatrix.co.in ehsmatrixpune@gmail.com

TEST REPORT

Report No:	EHSM/2025/Apr/647	Issue Date	05/05/2025
Name and Address of Customer	PNQ4 By M/s Pune Data Center Ltd. atBG80/B, Bhosari,Pimpi Chinchwad Industrial area, Haveli Taluka,Pune,Maharashtra,India.		
Sample Name	Water	Sample Description	Drinking Water
Date of Sampling	28/04/2025	Sampling Time	13.00 PM
Sampling Location	Material Gate Cooler Water	Sampling Procedure	APHA 1060
Sampling done by	EHS Matrix Pvt. Ltd., Pune.	Sample Quantity	02 L
Start Date of Analysis	29/04/2025	End Date of Analysis	05/05/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Requirement (Acceptable Limit)	Methods
1	Colour	<2.0	Hazen	Max5	APHA 2120 B ,24th Ed.2023
2	Turbidity	<1.0	NTU	Max 1	APHA 2130 B, 24th Ed.2023
3	pH at 25°C	6.70	--	6.5 to 8.5	APHA 4500 H+ A, 24th Ed.2023
4	EC at 25°C	109.0	µS/cm	--	APHA 2510 B, 24th Ed.2023
5	Total Dissolved Solids TDS	71.0	mg/L	Max 500	APHA 2540 C, 24th Ed.2023
6	Total Hardness (as CaCO ₃)	33.0	mg/L	Max 200	IS 3025 (Part 21)
7	Total Alkalinity (as CaCO ₃)	5.1	mg/L	Max 200	IS 3025 (Part 23)
8	Sulphate (as So ₄)	<5.0	mg/L	Max 200	IS 3025 (Part 24)
9	Chloride (as Cl)	13.0	mg/L	Max 250	APHA 4500 Cl-, 24th Ed.2023
10	Calcium (as Ca)	10.0	mg/L	Max 75	IS 3025 (Part 40)
11	Magnesium (as Mg)	2.0	mg/L	Max 30	IS 3025 (Part 46)
12	Nitrate(as NO ₃)	1.06	mg/L	Max 45	APHA 4500 NO ₃ , 24th Ed.2023
13	Fluoride (as F)	0.57	mg/L	Max 1.0	APHA 4500 F, 24th Ed.2023
14	Residual Free Chlorine	0.30	mg/L	Min0.2	APHA 4500 Cl, 24th Ed.2023
15	Iron (as Fe)	<0.1	mg/L	Max 0.3	APHA 3111, 24th Ed.2023
16	Total Coliform	Absent	MPN/100ml	<2	IS 1622:1981
17	E. coli	Absent	MPN/100ml	<2	IS 1622:1981

Remark- The above water sample does Comply with required limit as per IS10500:2012.




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TEST REPORT

Report No:	EHSM/2025/Apr/648	Issue Date	05/05/2025
Name and Address of Customer	PNQ4 at BG80/B, Bhosari, Pimpri Chinchwad Industrial area, Haveli Taluka, Pune, Maharashtra, India.		
Sample Name	Soil	Sample Description	S1
Date of Sampling	28/04/2025	Sampling Time	11.00 AM
Sampling Location	Within Site	Sampling Procedure	--
Sampling done by	EHS Matrix Pvt Ltd, Pune	Sample Quantity	02 Kg
Start Date of Analysis	29/04/2025	End Date of Analysis	05/05/2025

Results

Sr. No.	Parameters	Results	Unit(s)	Methods
1	Soil Texture			
	a) Sand	21.0	%	Manual Of Soil Testing
	b) Silt	23.0	%	
	c) Clay	56.0	%	
2	pH at 25°C	8.64	--	IS 2720(Part 26) 1987
3	EC at 25°C	206.0	µS/cm	IS 14767 : 2000
4	Moisture Content	0.3	%	Manual Of Soil Testing
5	Organic Matter	0.68	%	IS 2720(Part 22) 1972
6	Cation Exchange Capacity	0.81	meq/100g	Manual Of Soil Testing
7	Bulk Density	0.66	g/cm ³	Manual of Soil; Testing
8	Available Phosphorus	26.8	mg/Kg	Manual Of Soil Testing
9	Available Nitrogen	102.4	mg/Kg	Manual Of Soil Testing
10	Water Holding	54.0	%	Manual Of Soil Testing
11	Calcium (as Ca)	29.4	mg/Kg	Manual Of Soil Testing
12	Magnesium (as Mg)	7.8	mg/Kg	Manual Of Soil Testing
13	Lead (as Pb)	<0.1	mg/Kg	Manual Of Soil Testing
14	Copper (as Cu)	0.24	mg/Kg	Manual Of Soil Testing
15	Zinc (as Zn)	1.1	mg/Kg	Manual Of Soil Testing
16	Cadmium (as Cd)	<0.1	mg/kg	Manual Of Soil Testing
17	Iron (as Fe)	2.9	mg/Kg	Manual Of Soil Testing
18	Manganese (as Mn)	1.1	mg/Kg	Manual Of Soil Testing
19	Potassium (as K)	36.0	mg/Kg	Manual of Soil Testing



Rg1
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