

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2014/CR-148/TC-3
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 28 January, 2016.

To,
M/s. Yash Vastu Developers,
Ahinsa Apartment, 2nd Floor, Prabhat Road,
Lane No. 4, 768/18, Deccan Gymkhana,
Pune

**Subject Environment clearance for residential Construction Project at S. No.70
Sopanbaugh, Ghorpadi, Pune by M/s. YashVastu Developers.**

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 32nd meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 90th meeting.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

1.	Name of Project	Park Land
2.	Project Proponent	Yash Vastu Developers
3.	Consultant	Oasis Environmental Foundation
5.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Housing Project
6.	Location of the Project	S. No. 70, Sopanbaugh, Ghorpadi, Pune
7.	Whether in Corporation / Municipal/ other area	Within Pune Municipal Corporation
8.	Applicability of the DCR	Yes
9.	IOD/IOA/Concession	IOA obtained



	document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)																																	
10.	Note on the initiated work (If applicable)	NA																																
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA																																
12.	Total Plot Area (sq. m.) Deductions Net Plot area	25,442.89 sq. m 9,057.18 sq. m 16,385.71 sq. m																																
13.	Permissible FSI AREA (including TDR etc.)	1.6																																
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI Area (sq. m.) : 29,763.86 Non FSI Area (sq. m.) : 30,747.01 Total BUA area (Sq. m.) : 60,510.87																																
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	3512.93 Sq. m (23 %)																																
16.	Estimated Cost of the Project	87.56 Cr																																
17.	No. of building & its configuration(s)	<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Type of Building</th> <th>No of Floors</th> <th>No. of Flats</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>BLDG. A</td> <td>G+S+S+15</td> <td>88</td> </tr> <tr> <td>2</td> <td>BLDG. B</td> <td>G+S+S+15</td> <td>86</td> </tr> <tr> <td>3</td> <td>BLDG. C</td> <td>G+S+S+15</td> <td>88</td> </tr> <tr> <td>4</td> <td>BLDG. D</td> <td>G+S+S+15</td> <td>60</td> </tr> <tr> <td>5</td> <td>BLDG. E</td> <td>G + 10</td> <td>40</td> </tr> <tr> <td>6</td> <td>Wing F To Handover To PM</td> <td>G + 4</td> <td>16</td> </tr> <tr> <td></td> <td>Total</td> <td></td> <td>378</td> </tr> </tbody> </table>	Sr. No	Type of Building	No of Floors	No. of Flats	1	BLDG. A	G+S+S+15	88	2	BLDG. B	G+S+S+15	86	3	BLDG. C	G+S+S+15	88	4	BLDG. D	G+S+S+15	60	5	BLDG. E	G + 10	40	6	Wing F To Handover To PM	G + 4	16		Total		378
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18.	Number of tenants and shops	Residential: 378 Tenements																																
19.	Number of expected residents / users	Residential: 1890																																
20.	Tenant density per hectore	250/ha as per DCR																																
21.	Height of the building(s)	Bldg. A-D: 54.15m Bldg. E: 33.15 m Bldg. F: 15 m																																
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	9 m & 15 m																																

23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m									
24	Existing structure(s)	NA									
25	Details of the demolition with disposal (If applicable)	NA									
26	Total Water Requirement	<p>Residential & Commercial Dry season : Source: Pune Municipal Corporation</p> <ul style="list-style-type: none"> • Fresh water: 170 KL • Recycled water (Flushing): 85 KL • Recycled water (Gardening): 45 KL • HVAC Makeup: NA • Total Water Requirement: 300 KL • Excess treated water: 77 KL • Swimming Pool: 8 KL • Fire fighting (Cum): 300 KL. <p>Wet Season: 1. Fresh water: 170 KL. 2. Recycled water (Flushing): 85 KL. 3. Recycled water (Gardening): NA 4. HVAC Makeup: NA 5. Total Water Requirement: 255 KL. 6. Excess treated water: 121 KL.</p> <ul style="list-style-type: none"> • Swimming Pool: 8 KL • Fire fighting (Cum): 300 KL. 									
27.	Details about Swimming Pool:	<p>Dimension of Swimming Pool: Main Pool Size : 12m X 6m Total water Requirement in KL: 4 KL Water requirement for make up in KLD:8 Details of Plant & Machinery used for treatment of Swimming pool water: Filter, Self Priming pump, Control panel for pump, Hair and lint strainer, vacuum point, overflow grating. Ladders, under water illumination, control & regulation equipment Disinfection: Chlorination Details of quality to be achieved for swimming pool water and parameters to be monitored:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>pH</td> <td>7.2</td> </tr> <tr> <td>2.</td> <td>Chlorine level</td> <td>1.5 to 2.2 mg/l</td> </tr> </tbody> </table>	Sr. No.	Parameters	Standard	1.	pH	7.2	2.	Chlorine level	1.5 to 2.2 mg/l
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1.	pH	7.2									
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28.	Rain Water Harvesting (RWH)	<p>Ground Water Table: Summer Season – 15.00 m. to 18.00 m. BGL. Rainy Season – 5.00 m. to 7.50 BGL. Winter Season – 10.00 m. to 12.00 m. BGL.</p>									

		<p>Residential: Size and no of RWH tank(s) and Quantity: NA Capacity of RWH tanks: NA Location of the RWH tank (s): NA □Size and No of recharge pits: 1.8m X 1.8m X 2.4m Recharge Pit with Bore Well - 12 No. Commercial: No. of RWH Tanks: NA Capacity of RWH tanks: NA Location of the RWH tank (s): NA No of recharge pits: NA Budgetary allocation (Capital cost and O & M cost): Capital cost: 35,00,000/- O & M cost: 3,00,000/-</p>
29.	UGT tanks	<p>Residential: Domestic water storage tank: 180 KL Drinking water storage tank: 100 KL Fire storage tank capacity: 250 KL. TOTAL UG tank Capacity: 530 KL Commercial: Domestic UG tank Capacity: NA Flushing UG tank Capacity: NA Total Capacity: NA</p>
30.	Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: As per contour • quantity of storm water : 3339.00 KL/year • Size of SWD: 300 to 750 mm
31.	Sewage and Waste water	<ul style="list-style-type: none"> • Residential: • Sewage generation (CMD): 218 • Capacity of STP (CMD): STP 1: 220 KL & STP 2: 40 KL, Total: 260 KL • STP technology: Phytoid • Commercial: • Sewage generation (CMD): NA • Capacity of STP (CMD): NA • STP technology: NA • Location of STP: Enclosure I • DG sets (during emergency) Residential, Commercial & Club House and all pollution control devices: 250 KVA X 1No. • Budgetary allocation (Capital cost and O & M cost): STP of 220 KLD: Capital Cost: 60,00,000 /- O & M Cost: 3,00,000 /- p.a. STP of 40 KLD: Capital Cost: 12,00,000 /- O & M Cost: 1,00,000 /- p.a.
32.	Solid waste Management	<p>Waste generation in the pre Construction and Construction phase:</p>

	<ul style="list-style-type: none"> Waste generation: Quantity of the top soil to be reserved: 18000 CUM Disposal of the construction way debris: Land filling on the same site <p>Waste generation in the operation phase</p> <p>Residential & commercial:</p> <ul style="list-style-type: none"> Biodegradable waste: 540 Non-Biodegradable waste: 330 E-waste: NA Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): NA STP sludge: 8.5 <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> Dry waste: Through Authorized vendors Wet waste: Mechanized Composting E-waste: NA Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): NA STP sludge: Manure <p>Area requirement:</p> <ol style="list-style-type: none"> Location(s): Plan Enclosed. Total area provided for the storage & Treatment of the solid waste: 70 Sq. mt. Budgetary allocation (capital Cost & O&M cost): Capital Cost: 32,00,000/- O&M cost : 5,00,000/-p. a
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33.	<p><i>Green Belt Development</i> Total RG area: 2153.61 Sqm RG area other than green belt (Please specify for play ground,etc.): 157.18 sq.m. RG area under green belt 1.RG area on the ground (sq.m.):1996.43 sq.m. 2.RG area on the podium (sq.m.):.NA</p> <p><input type="checkbox"/> Number & list of trees species to be planted in the ground RG: 245 trees List of Proposed Plantation for the scheme:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Botanical Name</th> <th>Common Name</th> <th>Qty</th> <th>Characteristics & Ecological Importance</th> </tr> </thead> <tbody> <tr> <td>1</td> <td><i>Albizia lebek</i></td> <td>Shirish</td> <td>8</td> <td>Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species (Para kids eat seeds).</td> </tr> <tr> <td>2</td> <td><i>Anthocephalus kadamba</i></td> <td>Kadamb</td> <td>8</td> <td>Medicinal value. To control soil erosion, Birds, squirrels, monkey eat fruits.</td> </tr> <tr> <td>3</td> <td><i>Azardirachta indica</i></td> <td>Neem</td> <td>12</td> <td>Medicinal value, To control soil erosion. To improve soil erosion</td> </tr> <tr> <td>4</td> <td><i>Barringtonia acutangula</i></td> <td>Newar</td> <td>8</td> <td>Medicinal value, evergreen tree</td> </tr> <tr> <td>5</td> <td><i>Bauhinia blackania</i></td> <td>Bahunia</td> <td>9</td> <td>Drought tolerant, Medicinal</td> </tr> </tbody> </table>	Sr. No.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance	1	<i>Albizia lebek</i>	Shirish	8	Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species (Para kids eat seeds).	2	<i>Anthocephalus kadamba</i>	Kadamb	8	Medicinal value. To control soil erosion, Birds, squirrels, monkey eat fruits.	3	<i>Azardirachta indica</i>	Neem	12	Medicinal value, To control soil erosion. To improve soil erosion	4	<i>Barringtonia acutangula</i>	Newar	8	Medicinal value, evergreen tree	5	<i>Bauhinia blackania</i>	Bahunia	9	Drought tolerant, Medicinal
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6	<i>Bauhinia purpurea</i>	Mountain Ebony	8	Fragrant flowers, Birds attracting
7	<i>Butea monosperma</i>	Palas	9	Medicinal value, Bird attracting species, To control soil erosion.
8	<i>Cassia fistula</i>	Bahawa	10	Medicinal value, Drought tolerant species, Very ornamental, Well flowering plant, Honey bee attracting species, Host plant for Butterfly.
9	<i>Cassia glauca</i>	Cassia	5	Fragrant flowers, Bird attracting species. Profuse bloomer, butterfly attractor
10	<i>Citrus reticulata</i>	Santra	7	Edible fruit, Bird attracting species.
11	<i>Cordia dichotoma</i>	Bhokar	12	Medicinal value, Edible fruits,
12	<i>Couropita guianensis</i>	Kailaspati	6	Fruit bearing tree
13	<i>Emblica officinalis</i>	Amala	9	Medicinal value, Edible fruit.
14	<i>Erythrina indica</i>	Pangara	8	Fragrant flowers, Drought tolerant species, Birds attracting
15	<i>Fern Tree</i>	Fern Tree	10	Ornamental tree
16	<i>Lagerstromia speciosa</i>	Tahman	12	Medicinal value, To control soil erosion.
17	<i>Mangifera indica</i>	Mango	9	Edible fruit, Bird attracting species.
18	<i>Manilkara hexandra</i>	Chikoo	8	Fruit bearing tree, Bird attracting
19	<i>Michelia champaca</i>	Sonchafa	15	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
20	<i>Nyctanthus arbotritrits</i>	Parijatak	9	Fragrant flowers, Medicinal value
21	<i>Parkia bigandulosa</i>	Chendu Phali	10	Edible seeds
22	<i>Peltophorum acerifolium</i>	Muchkund	11	Ornamental tree, medicinal value
23	<i>Peltophorum afrcanum</i>	Copper pod tree	7	Ornamental tree
24	<i>Psidium guajava</i>	Peru	8	Fruit bearing tree, Bird attracting
25	<i>Saraca indica</i>	Sita-ashok	10	Medicinal value, Religious plant.
26	<i>Swetenia mahogani</i>	Mahogani	11	Medicinal, Bird attracting
27	<i>Thespesia populnea</i>	Bhendi	6	Ornamental tree, medicinal value
Total No. of Trees to be planted			245	
Shrub List:				

SHRUBS LIST			
1.	<u>Lagerostomi indeica</u>	11.	<u>Roses</u>
2.	<u>Hibiscus</u>	12.	<u>Plimbago capensis</u>
3.	<u>Ixora</u>	13.	<u>Hibiscus</u>
4.	<u>Ficus</u>	14.	<u>Hiptage madablota</u>
5.	<u>Shankasur</u>	15.	<u>Nyctanthes arborlristis</u>
6.	<u>Lagerostomia indica</u>	16.	<u>lantana</u>
7.	<u>Begonia</u>	17.	<u>Hemigraphis</u>
8.	<u>Philodondron cordata</u>	18.	<u>Callistemon</u>
9.	<u>Allamanda</u>	19.	<u>Thevetra rerifolia</u>
10.	<u>Bouganvella</u>	20.	<u>Tabernaemontana coronaria</u>

- Number & list trees species to be planted around the border of nallah/steam/pond (If any): NA
- No. of Existing Trees: Nil
- Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA
- NOC for the tree cutting/ transplantation/ Compensatory plantation, if any :NA
- Budgetary allocation(capital Cost& O & M Cost):
- Capital Cost: 50,00,000/-
- O & M: 5,00,000/- p.a.

34.

Power Supply:

- Total power consumption for residential buildings

Source of Supply: MSEDCL. 

Total Connected Load : 2550.45 KVA

Total Demanded load: 2040.36 KVA

Transformers: 630KVA X 4 Nos.

DG Sets: 250 KVA X 1 No.

Fuel Requirement (Diesel at 75 % loading)-381 lit./hr

46-48 Liter/Hr on 100% Loading

23-24 Liter/Hr on 50% Loading

- Total power consumption for club house and commercial buildings: No. separate DG for these areas, as already included in these.

- Energy saving measures

- Use of Solar Energy - Street and some of the landscape lighting, approx.50% of the total quantity.

- Use of CFL /LED of common area lighting.

- Solar energy utilization - Envisaged for water heating & common area lighting.

- The following Energy Conservation Methods are proposed in the project: Solar Water System

- Detail calculations & 25% of saving:

Energy Saving Practices				
S.No	Energy Saving	Load	KWHr/	%

	in KWH/Annum	In KW	Annum	Saving
1	CFL Lights	31.68	20,813.76	1.29
2	LED lights	2.52	1,655.64	0.10
3	Solar lighting	1.3	854.10	0.05
4	Solar Water Heating	567	372,519.00	23.14
	Total Saving	602.5	395,842.50	25

- Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form):

Compliance with Energy Conservation Building Code (ECBC) 2007

Section No.	Requirement	Compliance
7.2	Lighting controls occupancy/time switch	Parking area lighting will be controlled through switch with alternate switching
7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	External lighting will be controlled through timer
7.3	Interior lighting power to be within specified limits	All light in common open area will be ceiling mounted. It illuminates the required area only.
7.4	Exterior lighting power to be within specified limits	All lights will be with bracket or arm, so no extra light will be cross the boundary limit.
8.2.1.1	Maximum allowable power loss from transformer	Shall be used energy efficient 3 Star rating transformers as per ECBC Norms.
8.2.2	Energy efficient motors	For the common area all motors will be energy efficient as per ECBC.
8.2.3	Power factor be maintained between 0.95 and unity	We will use capacitor bank for common areas load to maintain power factor.
8.2.5	Power distribution system losses to be maintained less than 1%	We will consider low watt loss type MCB in all distribution system.

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

Capital Cost : 75.00 Lakh

O & M Cost : 3.50Lakh

Number and capacity of the DG sets to be used: 1 No. 250 KVA.

Stack Height: For 250 KVA: 4.5 Mtr. (G.L.)

Diesel Consumption@ full Load: 46-48 lit/hr


	Electricity requirement from MSEDCL: 2040.36 KVA																						
	HT line passing through the plot if any: NA																						
35	Environmental Management plan Budgetary Allocation: During Construction & Operation Phase:																						
	Sr. No.	Particular	Capital cost (INR)																				
	1	Sewage treatment Plant	72,00,000/-																				
	2	Rain Water Harvesting	35,00,000/-																				
	3	Storm Water Network	15, 00,000/-																				
	4	Solid Waste Management	32,00,000/-																				
	5	Green Belt Development	50,00,000/-																				
	6	Swimming Pool	16,00,000/-																				
	7	Solar Water heater	45,00,000/-																				
	8	Solar PV Cells	30,00,000/-																				
	9	Environmental Monitoring	--																				
	10	Safety training & awareness	10,00,000/-																				
	11	Water Tanker supply																					
	Total		3,05,00,000/-																				
			26,60,000/-																				
	<ul style="list-style-type: none"> Quantum and generation of corpus fund and Commitment: Project proponent shall generate corpus fund from individual flat owners for O & M during operation phase till handing over of premises to society. Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M 																						
	<p>Traffic Management No. of junction to the main road and design of confluence one Plot Area:25,442.89 sq.m.</p> <p>Parking Details:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Type</th> <th>Applicable no of parking As per DCR</th> <th>Provided parking</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2 Wheeler</td> <td>797</td> <td>797</td> </tr> <tr> <td>2.</td> <td>4 Wheeler</td> <td>421</td> <td>421</td> </tr> <tr> <td>3.</td> <td>Cycles</td> <td>555</td> <td>555</td> </tr> <tr> <td>4.</td> <td>Public Transport</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>Total area provided for parking: 14841 sq.m. No. of car parking provided: 421 Type of parking (Open/Stilt/Basement): open/Stilt Area per car including driveway provided for car parking: 30 sq.m. Width of all Internal roads: NA</p>			Sr. No.	Type	Applicable no of parking As per DCR	Provided parking	1.	2 Wheeler	797	797	2.	4 Wheeler	421	421	3.	Cycles	555	555	4.	Public Transport	-	-
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3.	Cycles	555	555																				
4.	Public Transport	-	-																				
37.	CRZ/RRZ clearance obtain, if any	Not Applicable																					
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	Not Applicable																					

3. The proposal has been considered by SEIAA in its 90th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (ii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.
- (iii) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (iv) 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.
- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.


General Conditions for Construction Phase-

- (i) Provision shall be made for the housing  construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.

- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) 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.
- (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) 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.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) 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.

- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction. 
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) 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.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be

in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

- (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) 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.
- (xxxiii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

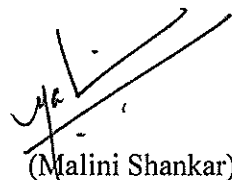
General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) 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.
- (xiii) 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.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental 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.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Jagdish Joshi, Chairman, IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Pune
8. Commissioner, Municipal Corporation Pune (PMC)
9. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
10. Regional Office, MPCB, Pune.
11. Select file (TC-3)

(EC uploaded on 28/01/2016)