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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

SEIAA/2016/III/CR249/TC-3  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya, Annexe,  
Mumbai- 400 032.  
Date: ~~6<sup>th</sup> January~~, 2017.

To,  
M/s. Gagan Realtors LLP.  
301, Marvel Alina, 5<sup>th</sup> Lane,  
Koregaon Park, Pune- 411 001.

**Subject:** Environment clearance for proposed project "Gagan Signet" at S.No.66, H.No.11/1 (P)  
Village Kondhwa, Budruk, Pune by M/s. Gagan Realtors LLP

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 49<sup>th</sup> 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 105<sup>th</sup> 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 below-**

1.	Name of Project	Gagan Signet
2.	Project Proponent	M/s. Gagan Realtors LLP
3.	Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
4.	Accreditation of consultant (NABET Accreditation)	NABET Certificate Number: NABET/EIA/1417/RA010
5.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Residential with convenient shopping
6.	Location of the Project	Sr. No. 66, Kondhawa budruk. , Pune
7.	Whether in Corporation / Municipal/ other area	PMC
8.	Applicability of the	PMC DCR

	DCR																									
9.	IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	We have received part sanction FSI area = 6,086.47 m <sup>2</sup> Non FSI= 7,890.67 m <sup>2</sup> Total built up area = 13,977.14 m <sup>2</sup> 2) We have received Commencement certificate CC/4109/15 dated 15.03.2016																								
10.	Note on the initiated work (If applicable)	No work initiated																								
11.	LOI / NOC from MHADA / Other approvals (If applicable)	NA																								
12.	Total Plot Area (sq. m.) Deductions Net Plot area	Total plot area (m <sup>2</sup> )= 9,888.26 Deductions (Road Widening) (m <sup>2</sup> ) = 1,296.89 Net Plot area (m <sup>2</sup> ) = 8,591.37																								
13.	Permissible FSI (including TDR etc)	20012.78 m <sup>2</sup>																								
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI area (m <sup>2</sup> ): 15,026.48 Non FSI area (m <sup>2</sup> ): 27,287.97 Total BUA area (m <sup>2</sup> ): 42,314.45																								
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	4,034.51 (m <sup>2</sup> ) i.e. 46.96 %																								
16.	Estimated Cost of the Project	INR 77,47,74,000 /- (seventy seven crore fourty seven lacs seventy four thousand )																								
17.	No. of building & its configuration(s)	<table border="1"> <thead> <tr> <th>N o.</th> <th>Bldg. Name</th> <th>Bldg. Configuration</th> <th>Tenements/shops</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Wing A</td> <td>LG. +G +St.+Po.1+Po.2 + 15Flr.</td> <td>54</td> </tr> <tr> <td>2</td> <td>Wing B</td> <td>LG. +G +St. +Po.1+Po. 2 + 15Flr.</td> <td>54</td> </tr> <tr> <td>3</td> <td>Wing C</td> <td>LG. +G +St. +Po.1+Po. 2 + 15Flr.</td> <td>60</td> </tr> <tr> <td>4</td> <td>MHAD A Bldg</td> <td>commercial L.G + GROUND Residential 3 floors (1<sup>st</sup>,2<sup>nd</sup>&amp; 3rd) above commercial</td> <td>22 &amp; 23 shops</td> </tr> <tr> <td colspan="3">Total</td> <td>190 Flats &amp; 23 shops</td> </tr> </tbody> </table>	N o.	Bldg. Name	Bldg. Configuration	Tenements/shops	1	Wing A	LG. +G +St.+Po.1+Po.2 + 15Flr.	54	2	Wing B	LG. +G +St. +Po.1+Po. 2 + 15Flr.	54	3	Wing C	LG. +G +St. +Po.1+Po. 2 + 15Flr.	60	4	MHAD A Bldg	commercial L.G + GROUND Residential 3 floors (1 <sup>st</sup> ,2 <sup>nd</sup> & 3rd) above commercial	22 & 23 shops	Total			190 Flats & 23 shops
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18.	Number of tenants and shops	190 Flats & 23 shops																								

19.	Number of expected residents / users	Residential :950 Commercial: 335
20.	Tenant density per hector	222/ hector
21.	Height of the building(s)	49.30 m maximum
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	24 m , 3 km away from Katraj Fire station
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)	No
25.	Details of the demolition with disposal (If applicable)	No
26.	Total Water Requirement	<p>Dry season: Source: PMC Freshwater:</p> <ul style="list-style-type: none"> <li>• Freshwater (m<sup>3</sup>/day): 97 from PMC + 3 from Potable water tanker</li> <li>• Recycled water (Flushing) (m<sup>3</sup>/day): 51</li> <li>• Recycled water (Gardening) (m<sup>3</sup>/day): 5</li> <li>• HVAC Makeup: NA</li> <li>• Total water Requirement (m<sup>3</sup>/day): 156</li> <li>• Excess treated water (m<sup>3</sup>/day): 77</li> <li>• Swimming Pool (m<sup>3</sup>/day): 3 (tanker)</li> <li>• Firefighting (Cum): 250</li> </ul> <p>WetSeason:</p> <ul style="list-style-type: none"> <li>• Freshwater (m<sup>3</sup>/day): 97 from PMC + 3 from Potable water tanker</li> <li>• Recycled water (Flushing) (m<sup>3</sup>/day): 51</li> <li>• Recycled water (Gardening) (m<sup>3</sup>/day) : -</li> <li>• HVAC Makeup: NA</li> <li>• Total water Requirement (m<sup>3</sup>/day): 151</li> <li>• Excess treated water (m<sup>3</sup>/day): 82</li> <li>• Swimming Pool(m<sup>3</sup>/day): 3 (tanker)</li> <li>• Firefighting (Cum): 250</li> </ul>
27.	Details about Swimming Pool	<ul style="list-style-type: none"> <li>• Dimension of Swimming Pool: 16m x 7m x 1.2m</li> <li>• Total water Requirement in KLD: 132</li> <li>• Water requirement for make up in KLD: 3</li> <li>• Details of Plant &amp; Machinery used for treatment of</li> </ul>

		<p>Swimming pool water: Skimmer, filter</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored: (ph of full water 7.6 to 7.4 ppm. chlorine level 1.5) &amp; as per IS3328:1993</p> <p>Capital Cost: - Rs.22.54 Lacs</p> <p>O &amp; M cost: - Rs.2.16 lacs /annum</p>
28.	<i>Rain Water Harvesting (RWH)</i>	<p>Level of the Ground water table: 30 m</p> <ul style="list-style-type: none"> <li>• Size and no of RWH tank(s) and Quantity: NA</li> <li>• Capacity of RWH tanks: NA</li> <li>• Location of the RWH tank (s): NA</li> <li>• No of recharge pits: 08</li> </ul> <p>Commercial: Considered in residential</p> <ul style="list-style-type: none"> <li>• No. of RWH Tanks:</li> <li>• Capacity of RWH tanks:</li> <li>• Location of the RWH tank (s):</li> <li>• No of recharge pits:</li> <li>• Budgetary allocation ( Capital cost and O &amp; M cost):</li> </ul> <p>Capital cost: 4 Lac</p> <p>O &amp; M Cost :1.60 Lac/year</p>
29.	<i>UGT tanks</i>	<p>Residential &amp; Commercial:</p> <p>Domestic UG tank Capacity (cum) : 160</p> <p>Flushing UG tank Capacity(cum) : 85</p> <p>Fire UG tank Capacity (cum): 250</p>
30.	<i>Storm water drainage</i>	<ul style="list-style-type: none"> <li>• Natural water drains: SW to NE</li> <li>• Quantity of storm water: 232.53 m<sup>3</sup>/hr</li> <li>• Size of SWD: 450 mm dia</li> </ul>
31.	<i>Sewage and Waste water</i>	<p>Residential:</p> <ul style="list-style-type: none"> <li>• Sewage generation(CMD): 136</li> <li>• Capacity of STP (CM): 140</li> <li>• STP technology: MMBR</li> <li>• Location of the STP: Shown in layout</li> </ul> <p>Commercial: Considered in Residential</p> <p>Budgetary allocation (Capital cost and O&amp;M cost):</p> <p>Capital Cost: 45.00 Lac</p> <p>O&amp;M Cost: 10.76 Lac per year</p>
32.	<i>Solid waste Management</i>	<p>Waste generation in the pre-construction and Construction phase:</p> <ul style="list-style-type: none"> <li>• Disposal of the construction debris: excess debris will be 1736 Cum (50Cum –Concrete, steel etc., 1686 Cum Excavation waste) which will be given to nearby site.</li> </ul> <p>Waste generation in the operation phase</p> <p>Residential &amp;commercial:</p> <ul style="list-style-type: none"> <li>• Biodegradable waste (Kg/day) : 319</li> <li>• Non-Biodegradable waste Kg/day) : 240</li> <li>• E-waste: Negligible</li> </ul>

	<ul style="list-style-type: none"> <li>• Hazardous waste: NA</li> <li>• Biomedical waste (Kg/month) (If applicable): no</li> <li>• STP sludge: 21 kg/day</li> </ul> <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> <li>• Drywaste: will be collected by SWACH</li> <li>• Wet waste: Smart OWC</li> <li>• E-waste: Will be handed over to authorized vendor, if any</li> <li>• Hazardous waste: Na</li> <li>• Biomedical waste(Kg/month)(If applicable): Na</li> <li>• STP sludge: will be used as manure</li> </ul> <p>Area requirement:</p> <p>1.Location(s): As shown in layout</p> <p>2.Total area provided for the storage &amp;Treatment of the solid waste: 44 sq.m</p> <p>3.Budgetaryallocation(capital Cost &amp; O&amp;M cost):</p> <p>Capital Cost: Rs.14.75 lacs</p> <p>O&amp;M cost:Rs. 2.71 lacs per year</p>
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33. **Green Belt Development**  
 Total RG area: 859.14 m<sup>2</sup>  
 1. RG area other than green belt = 78.83 m<sup>2</sup>  
 2. RG area under green belt = 859.14 m<sup>2</sup>  
 • RG on the ground (sq. m.) = 859.14 m<sup>2</sup>  
 • RG on the podium (sq. m.) = NA
- Number &list of trees species to be planted in the ground RG: 115

Sr. No	Scientific Name	Common Name	Important Features	Nos.
1	<i>Murraya koengii</i>	Kadipatta	Butterfly host plant	08
2	<i>Anthocephallus cadamba</i>	Kadamb	Shady, large tree, ball shaped flowers.	08
3	<i>Lagerstroemia flosregineae</i>	Tamhan	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers	09
4	<i>Cassia fistula</i>	Bahava	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant	12
5	<i>Azardirachta indica</i>	Neem	Large tree,	11

			good for roadside plantation	
6	<i>Albizia lebbek</i>	Shirish	Shady tree, yellowish green fragrant flowers	08
7	<i>Michelia champaca</i>	Sonchafa	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant	10
8	<i>Saraca ashoka</i>	Sita ashok	Shady tree with red-yellow flowers.	12
9	<i>Pongamia pinnata</i>	Karanj	Shady tree.	07
10	<i>Manilkara zapota</i>	Chikoo	Fruit Bearing tree	10
11	<i>Mangifera indica</i>	Mango tree	Evergreen & bird attracting tree	10
12	<i>Syzygium cumini</i>	Jambhul	Fruit tree & bird attracting tree	10
<b>Total</b>				<b>115</b>

- Number & list of shrubs & bushes species planted in the podium RG: NA
- No. of Existing Trees: NA
- 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: Rs. 9.60 lacs

O&M: Rs. 0.96 lacs per year

34.	<b>Energy</b>	<p>Power supply:</p> <ul style="list-style-type: none"> <li>• Maximum demand: 768.23 KVA</li> <li>• Connected load: 1548.90 KW</li> <li>• Source : MSEDCL</li> </ul> <p>Transformers : 1 No. 630 KVA and 1 No. 315 KVA</p> <ul style="list-style-type: none"> <li>• Total DG power consumption for residential buildings = 216.87 KW</li> </ul> <p>Energy saving measures The following Energy Conservation Methods are proposed in the project:</p> <ol style="list-style-type: none"> <li>1. Timers and contactors will be used to switch on / off common are &amp; external landscape and facade lighting.</li> <li>2. Light Emitting Diode (LED) will be used for corridors, Lobbies and common areas.</li> <li>3. All fluorescent light fixtures are specified to incorporate</li> </ol>
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electronic chokes which have less watt-loss compared to electro-magnetic chokes and result in superior operating power factor. This indirectly saves energy. Electronic chokes also improves life of the fluorescent lamps.

4. Energy efficient cfl/t5/led lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. Of fixtures and corresponding lower point wiring costs.

5. All cables will be derated to avoid heating during use. This also indirectly reduces losses and improves reliability. To achieve the same we have considered current carrying capacity of all the cables laid through ground/air whichever is minimum.

6. 125 Ltrs Solar water is provided for each flat .

7. Solar PV Panels are proposed for street lighting.

- Detail calculations of saving: 353578.44 KWH
- % of saving: 27 .17 %
- Compliance of the ECBC guidelines: (Yes/No)(If yes then submit compliance in tabular form): Yes

Br. No.	Section No	Requirement	Compliance
6	5.2.2	Minimum Equipment efficiencies for Airconditioning	NA
7	5.2.4	Ducting In AC spaces to have insulation of R 0.6	NA
8	5.2.5	All air and water systems of HVAC to be balanced and records maintained.	NA
9	5.2.6.1	Condenser locations	NA
10	6.2.1	Solar water heating for minimum 20% design capacity	Complies
11	6.2.2	Equipment efficiency standards	Complies
12	7.2	Lighting controls occupancy sensors	NA
14	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Complies.
15	7.4	Exterior lighting power to be with in specified limits	Complies
16	8.2.1.1	Maximum allowable power loss from transformer to be with in specified limits.	NA
17	8.2.2	Energy efficient motors	All motors and in PHE systems will have nominal full load efficiency as per IS 12615.
19	8.2.3	Power factor be maintained between 0.95 and unity	NA
20	8.2.4	Check metering	Complies.
21	8.2.5	Power distribution system losses to be maintained less than 1%	NA

- Budgetary allocation (Capital cost and O & M cost for Solar PV Panels for street lighting):

Capital Cost: 1.5 Lacs

O & M Cost: 0.075 Lacs/ annum

- Solar water heating cost -

Capital cost- Rs. 35.62 Lacs

O&M cost- Rs. 3.56 Lacs/ annum

		<ul style="list-style-type: none"> <li>Number and capacity of the DG sets to be used: 2 Nos. 140 KVA</li> </ul> <p>Stack Height: 2.5 Mtrs. Electricity requirement from MSEDCL: 1548.90 KW HT line passing through the plot if any: NO</p>																																																				
35.	<p><b>Environmental Management plan Budgetary Allocation</b> Environmental Management plan Budgetary Allocation: During Construction Phase: Capital Cost – Rs. 47.54 Lacs</p> <p>During Operation Phase: Capital Cost – Rs. 133.01 Lacs Operation Phase – Rs. 32.84 Lacs/annum</p> <ul style="list-style-type: none"> <li>Quantum and Generation of Corpus fund and Commitment: Project proponent shall generate corpus fund from individual flat owners for O &amp; M during operation phase till handing over of premises to society.</li> </ul> <p>Responsibility for further O &amp; M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities MoU shall be made with society to accept responsibility of further O &amp; M.</p>																																																					
36.	<p><b>Traffic Management</b> Nos. of the junction to the main road &amp; design of confluence: Plot Area: 9888.26 m<sup>2</sup> 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 wheelers</td> <td>399</td> <td>399</td> </tr> <tr> <td>2</td> <td>4 wheelers</td> <td>365</td> <td>365</td> </tr> <tr> <td>3</td> <td>Cycles</td> <td>399</td> <td>399</td> </tr> </tbody> </table> <p>Total area provided for parking: 12070.60 m<sup>2</sup> No. of car parking provided: 365 Type of parking: (Open/Stilt): Open = 30 m<sup>2</sup> Lower = 35 m<sup>2</sup></p> <p>Area per car including driveway provided for car parking: 6 m.</p> <table border="1"> <thead> <tr> <th colspan="6">Parking efficiency statement</th> </tr> <tr> <th>Level</th> <th>Required Equivalent Car Space as per MOEF/ NBC norms</th> <th>Proposed car parking nos.</th> <th>Required area for proposed park as per norms</th> <th>Proposed Parking Area (m<sup>2</sup>)</th> <th>Provided Equivalent Car Space (m<sup>2</sup>)</th> </tr> <tr> <th>A</th> <th>B</th> <th>C</th> <th>D</th> <th>E</th> <th>F</th> </tr> <tr> <td></td> <td></td> <td></td> <td>= B X C</td> <td>At actual</td> <td>= E / C</td> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>30</td> <td>47</td> <td>1410</td> <td>1410</td> <td>30</td> </tr> <tr> <td>Stilt</td> <td>30</td> <td>46</td> <td>1380</td> <td>1380</td> <td>30</td> </tr> </tbody> </table>	Sr. No.	Type	Applicable no of parking As per DCR	Provided parking	1	2 wheelers	399	399	2	4 wheelers	365	365	3	Cycles	399	399	Parking efficiency statement						Level	Required Equivalent Car Space as per MOEF/ NBC norms	Proposed car parking nos.	Required area for proposed park as per norms	Proposed Parking Area (m <sup>2</sup> )	Provided Equivalent Car Space (m <sup>2</sup> )	A	B	C	D	E	F				= B X C	At actual	= E / C	Ground	30	47	1410	1410	30	Stilt	30	46	1380	1380	30	
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	Podiu m	30	136	4080	4080	30
	open	25	136	3400	3175	25
Width of all Internal roads (m): 7.5 m with 9 m turning radius						
37.	CRZ/RRZ clearance obtain , if any	NA				
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	NA				

3. The proposal has been considered by SEIAA in its 105<sup>th</sup> 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 environment clearance is issued for total built up area of 18,769.14 Sq.m as approved by Local Planning Authority.
- (ii) 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.
- (iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (iv) All electrical panels of the pump rooms in basement shall be shifted to stilt level.
- (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) 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.

- (vii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (viii) 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.
- (ix) "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.
- (x) 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 of 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 firefighting equipment's 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 backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- (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.

- (xxxix) 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.
- (xxxixii) 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.
- (xxxixiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxixiv) 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.
- (xxxixv) 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.
- (xxxixvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

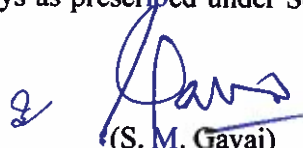
**General Conditions for Post- construction/operation phase-**

- (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 1<sup>st</sup> June & 1<sup>st</sup> 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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
  - (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 31<sup>st</sup> 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 29<sup>th</sup> 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, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
 (S. M. Gavai)  
 Member Secretary, SEIAA

**Copy to:**

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.), SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Nagpur
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation (PMC)
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (TC-3)

(EC uploaded on 06.04.2017)