STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2015/CR-82/TC-3
Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: 3 December, 2016.

To,
M/s. Pune Project LLP.
501, Kensington Court, Lane No.5,
Off North Main Road, Koregaon Park,
Pune- 411 001.

EC. SEIAA. Item No. 18, Meeting No. 104

Subject: Environment clearance for proposed Pinni 3 Co-Operative Housing Society Ltd. & Sharad 2 Co. Operative Housing Society at S.No. 9 to 14 Hissa No.1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45 and 1/46, Village Mundhwa,Tal.Haveli, Dist. Pune by M/s. Pune Project 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 47th 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 104th 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-

Sr. No.	Name of Project	Mixed Use Development
1	Name, Contact number & Address of Proponent	M/s. Pune Projects LLP Through Pinni 3 Co-Operative Housing Society Ltd &Sharad 2 Co-Operative Housing Society Ltd Mr.Anirudha Seolekar and Mr.Roshan Menda 501 Kesington court, Lane no.5, North main road ,Koregoan park, Pune Phone no. :020 26158000 E mail: architects@oxfordgroup.in
2	Name, contact Number & address of Consultant	M/s. Ultra-Tech (Environmental Consultancy & Laboratory) (Gazetted By MoEF-Govt of India) (ISO Certified 9001-2008) Saudamini Commercial Complex, Building C-3, 2nd Floor,Right Bhusari Colony, Paud Road

<table>
<tr><td></td><td></td><td>Kothrud, Pune - 411 038
Tel : 020- 25 28 6106, 25 28 6109
Email : pune@ultratech.in
Website : www.ultratech.in</td></tr>
<tr><td>3</td><td>Accreditation of consultant (NABET Accreditation)</td><td>Environment Consultant: Ultra- Tech
Accreditation of consultant (NABET Accreditation):
Gazetted by MoEF& CC – Govt. of India
NABET Certificate No. NABET/EIA/1417/RA010</td></tr>
<tr><td>4</td><td>Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others</td><td>Mixed Use Development</td></tr>
<tr><td>5</td><td>Location of the Project</td><td>S. NO. 9 to 14 Hissa No.1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45 and 1/46, Mundhawa, Pune City, Pune, Maharashtra</td></tr>
<tr><td>6</td><td>Whether in Corporation / Municipal/ other area</td><td>Grampanchayat Keshavnagar</td></tr>
<tr><td>7</td><td>Applicability of the DCR</td><td>PMRDA</td></tr>
<tr><td>8</td><td>IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)</td><td>Part Sanction received</td></tr>
<tr><td>9</td><td>Note on the initiated work (If applicable)</td><td>NA</td></tr>
<tr><td>10</td><td>LOI / NOC from MHADA / Other approvals (If applicable)</td><td>NA</td></tr>
<tr><td>11</td><td>Total Plot Area (sq. m.)
Deductions
Net Plot area</td><td>79,000.00 m2
12,726.76 m2
66,273.24 m2</td></tr>
<tr><td>12</td><td>Permissible FSI (including TDR etc)</td><td>89,178.67 m2</td></tr>
<tr><td>13</td><td>Proposed Built-up Area (FSI & Non-FSI)</td><td>• FSI area (sq. m.): 89,178.67 m2
• Non FSI area (sq. m.): 1,10,950.16 m2
• Total BUA area (sq. m.):2,00,128.83 m2</td></tr>
<tr><td>14</td><td>Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)</td><td>33,972.78(51.26%)</td></tr>
<tr><td>15</td><td>Estimated Cost of the Project</td><td>Rs. 300 Cr.</td></tr>
<tr><td>16</td><td>No. of building & its configuration(s)</td><td>Residential and Commercial :
<table>
<tr><td>Building</td><td>Configuration</td><td>Height of building</td><td>Tenements (Nos.</td><td>Shops /Offices (Nos.)</td><td>Occupancy</td></tr>
</table></td></tr>
</table>

		(m)	)		
Bldg 1 (Composite)	P1 + G + 10	40.55	Pods - 58 Studio-98	Shops -16 Offices-13 Gym-1	Pods+ Studio-468 Commercial-228
Bldg 2	P1 + P2 + P3 + 24	82.45	96		480
Bldg 3	P1 + P2 + P3 + 24	82.45	96		480
Bldg 4	P1 + P2 + P3 + 21	73.45	84		420
Bldg 5	P1 + P2 + P3 + 21	73.45	84		420
Bldg 6	P1 + P2 + P3 + 21	73.45	84		420
Bldg 7	P1 + P2 + P3 + 21	73.45	84		420
Bldg 8	P2 + P3 + 20	66.85	157		785
Bldg 9	P2 + P3 + 22	72.85	172		860
Bldg 10	P2 + P3 + 22	72.85	172		860
Bldg 11	P2 + P3 + 24	78.85	96		480
Bldg 12	P2 + P3 + 24	78.85	96		480
Bldg 13	P1 + P2 + P3 + 24	78.85	96		480
			1473	30	

		<table><tr><td>Total</td><td></td><td></td><td>1503</td><td>Residential -7053 Commercial -228</td></tr></table> 2. ClubHouse: G+1 3. Commercial Building:mentioned above
17	Number of tenants and shops	Residential: 1473 Nos. Commercial: 30 Nos.
18	Number of expected residents / users	Residential user:7053Nos. Commercial user: 228 Nos.
19	Tenement density per hector	222 tenement/Ha
20	Height of the building(s)	Maximum Height : 82.45 m
21	Right of way (Width of the road from the nearest fire station to the proposed building(s))	Nearest Fire Station: Yerawada Fire Brigade Station 7.25 km away from proposed site and proposed width of the road from the nearest fire station to the proposed building is18 mt which will be further proposed to be widened to 24 m.
22	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
23	Existing structure(s)	3 existing structures
24	Details of the demolition with disposal (If applicable)	These structures shall be demolished and debris will be used for backfilling.
25	Total Water Requirement	Residential and Commercial: Dry season: Source: Grampanchayat Keshavnagar Freshwater: 674m3/day Recycled water(Flushing): 345 m3/day Recycled water(Gardening): 95m3/day HVAC Makeup: NA Total water Requirement: 1115 m3/day Excess treated water: 356 m3/day Swimming Pool: 1.5 m3/day (tankers) Firefighting(Cum): 500 m3/day Wet Season: Freshwater: 674 m3/day Recycled water (Flushing): 345 m3/day Recycled water(Gardening): Nil HVAC Makeup: NA Total water Requirement: 1020 m3/day Excess treated water: 451 m3/day Swimming Pool: 1.5 m3/day (tankers) Firefighting(Cum): 500 m3/day

<table>
<tr>
<td>26</td>
<td>Details about Swimming Pool:</td>
<td>Dimension of Swimming Pool:
Swimming Pool: 15×7.5×1.2 m
Wave Pool: Irregular (60.50 m2)
Paddle Pool: Irregular (57.90 m2)

Total water Requirement in KL:
Swimming Pool: 135 KL
Wave Pool: 34 KL
Paddle Pool: 46 KL

Water requirement for make up in KLD: 1.5 m3/day

Details of Plant & Machinery used for treatment of Swimming pool water:
1 no. of Sand Filter of 1200 mm dia, filter media, 1 no of Softener, 1 no of chlorine feeder for main swimming pool and paddle pool.
1 no. of Sand Filter of 650 mm dia, filter media, 1 no. of Softener, 1 no of chlorine feeder for wave pool.
Details of quality to be achieved for swimming pool water and parameters to be monitored:

<table>
<tr><th>S. No.</th><th>Characteristic</th><th>Tolerance</th></tr>
<tr><td>1</td><td>pH Value</td><td>7.5 to 8.5</td></tr>
<tr><td>2</td><td>Total Alkalinity (as CaCO3) mg/l Max</td><td>50 to 500</td></tr>
<tr><td></td><td>Aluminum (Al) mg/l Max</td><td>0-1</td></tr>
<tr><td>4</td><td>Total residual chlorine mg/l
At inlet Max
At outlet Min</td><td>
0.5
0.2</td></tr>
<tr><td>5</td><td>Oxygen absorbed in 4 hr. at 270 C mg/l Max</td><td>1.0</td></tr>
<tr><td>6</td><td>Total Dissolved solids mg/l, Max</td><td>1500</td></tr>
<tr><td>7</td><td>Odour</td><td>Odorless</td></tr>
<tr><td>8</td><td>Turbidity, NTU, Max</td><td>10</td></tr>
<tr><td>9</td><td>Taste</td><td>Palatable</td></tr>
<tr><td>11</td><td>Heavy metals (as Pb), mg/l, Max</td><td>0.1</td></tr>
<tr><td>12</td><td>Chloride (as Cl), mg/l, Max</td><td>500</td></tr>
<tr><td>13</td><td>Iron mg/l, Max</td><td>0.1</td></tr>
</table>
</td>
</tr>
<tr>
<td>27</td>
<td>Rain Water Harvesting (RWH)</td>
<td>Residential:
Level of the Ground water table:
Pre Monsoon - 12-15 m bgl
Post Monsoon - 9-12 m bgl

Size and no of RWH tank(s) and Quantity: 1 tank with size 14×7×1.6 m
Capacity of RWH tanks: 150 m3
Location of the RWH tank (s):Near Building 7</td>
</tr>
</table>

		No of recharge pits: 20 Nos of size 3×4×1m Commercial:Included in residential No. of RWH Tanks: Capacity of RWH tanks: Location of the RWH tank (s): No of recharge pits: Budgetary allocation (Capital cost and O & M cost): Capital cost :Rs. 33 Lacs O & M Cost :Rs. 2.5 lacs/annum
28	UGT tanks	Residential & Commercial: Domestic UG tank Capacity: 711 m3 Flushing UG tank Capacity: 401m3 Fire UG tank Capacity: 500 m3
29	Storm water drainage	Natural water drainage pattern: South to North Quantityofstormwater:886.50 m3/day Size of SWD: Internal 300 mm wide storm drain and external 80 mm dia pressurized pipe to river
30	Sewage and Waste water	Residential: Sewage generation(CMD): 884 m3/day Capacity of STP (CMD): 930 KLD with 2 batteries STP technology: MBBR Location of the STP: Near Amenity and opposite to Building 9. Commercial: Included in residential Sewage generation(CMD): -- Capacity of STP (CMD): -- STP technology: -- Location of STP:-- DG sets (during emergency) Residential, commercial& Club House Budgetary allocation (Capital cost and O&M cost): Capital Cost: Rs. 80 Lacs O&M Cost: Rs. 12 Lacs/annum
31	Solid waste Management	Waste generation in the pre-Construction and Construction phase: Waste generation: 30 kg/day Quantity of the top soil to be preserved: 2647.10 cum Disposal of the construction way debris: will be used for land filling within site. Waste generation in the operation phase Residential & commercial: Biodegradable waste: 2184 kg/day Non-Biodegradable waste: 1456 kg/day E-waste: Negligible Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): NA STP sludge: 44 kg/day Mode ofDisposalofwaste:

		Dry waste: Will be handed over to SWACH Wet waste: Will be treated in OWC E-waste: will be handed over to authorized vendors Hazardous waste: NA Biomedical waste(Kg/month)(If applicable): NA STP sludge: Will be used as manure Area requirement: 1.Location(s): Opposite to building 8 and STP 2.Totalareaprovidedforthestorage&Treatmentofthesolidwaste: 220 m2 3.Budgetary allocation (capital Cost & O&M cost): Capital Cost: Rs. 30.50 Lacs O&M cost :Rs. 3 Lacs/annum
32	Green Belt Development TotalRGarea: 7,800 m2 1. RG area other than green belt (Please specify for playground, etc.): NA 2. RG area under green belt: • RG on the ground (sq. m.): 7800 m2 • RG on the podium (sq. m.):--	

Sr. No.	Botanical name	Common name	Important features	Quantity
1	Cassia grandis	Pink shower	Shady deciduous tree with pink flower	32
2	Neolamarkia cadamba	Kadamba	Evergreen tropical tree, orange flower	34
3	Michelia champaka	Champak	Shady medium sized evergreen tree,	56
4	Sterculia villlosa	Hairy sterculia	Shady deciduous tree with yellow flower	48
5	Mimusopeselengii	Bakul	Shady tree, small white flowers	68
6	Millingtonia hortensis	Cork tree	Evergreen tree, with fragrant flowers	31
7	Tecoma gaudichaudi	Gaudi chaudi	Bush tree with yellow flowers	21
8	Plumeria alba	White frangipani	Small tree with white flower	55
9	Pongamia pinnata	Indian beech	Shady tree with wide canopy	49
10	Ficus retusa	Green gem	Shady tree, good for road side planting	40
11	Artocarpus heterophyllus	Jack fruit	Shady tree with edible fruit	19
12	Azadirachta indica	Neem tree	Large tree, good for road side planting	30
13	Psidium guava	Guava	Fruit bearing, medium size tree, helps in pollination	30

14	Bauhinia purpurea	Bauhinia	Bush tree with pink fragrant flower	26
15	Cassia fistula	Golden shower	Medium size deciduous tree, yellow flowers	69
16	Syzygium cumini	Coconut tree	Tall palm tree	28
17	Gmelina arborea	Gamhar	Shady avenue trees	31
18	Magnifera indica	Mango tree	Shady tree with edible fruit	22
19	Phyllanthus emblica	Gooseberry	Bush tree with edible fruit	24
20	Anthocephallus cadamba	Kadam	Shady ,large deciduous tree, fast growing	33
21	Legerstroemia flosregineae	Pride of India	State flower tree of ,Maharashtra medium size tree	26
22	Murraya paniculata	Kattukariyi laia	Colourful trees with red flowers	29
22	Butea monosperma	Flame tree	Bush tree with white flower	21
23	Manikara zapota	Chikoo	Fruit bearing tree	28
		TOTAL		850

Number &list of trees species to be planted in the ground RG:
Number &list of shrubs &bushes species planted in the podium RG:
Number &list trees species to be planted around the border of nallah/ steam/pond(If any):
No. of Existing Trees: 49 Nos
Number, Size, Age and Species of trees to be cut, trees to be transplanted:

S.No.	Name	Existing trees in site	Existing trees to be transplanted	Existing trees to be cut	Existing trees to be retained
1.	Neem	67	41	--	26
2.	Babul	33	--	26	7
3.	Kigelia	54	36	--	18
	TOTAL	154	77	26	49

NOC for the tree cutting/transplantation/Compensatory plantation, if any: NA

Budgetary allocation (capital Cost & O&M Cost):
Capital Cost: Rs. 150 Lacs
O&M: Rs. 15 lacs/annum

33	Energy	Power supply: Maximum demand: 5,021.59 KW Connected load: 13,414.48 KW Source: MSEDCL Total DG power consumption for residential buildings:2 no of 500 kVA Total DG power consumption for clubhouse and commercial buildings: Included above

Energy saving measures
Energy Saving using T5 fixture with Electronic Ballast against T8, FTL fixture with Electromagnetic ballast for all buildings.
Energy Saving using LED fixture with Electronic Ballast Against T8, FTL fixture with Electromagnetic ballast for all buildings.
Energy Saving using Automatic Timer operation Against Manual operation for EXTERNAL & common Lighting .
Saving in losses using High Efficient Transformer Against Conventional Transformer.
Energy Saving using Solar Street Lights against PS Light Lamps

Detail calculations & % of saving: Compliance of the ECBC guidelines: (Yes/No)(If yes then submit compliance in tabular form):

Section No.	Requirement	Compliance
7.2	Lighting controls occupancy/time switch	Time switch has been provided.
7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Time switch has been provided.
7.3	Interior lighting power to be within specified limits	As per ECBC requirement LPD should be 5.4W/Sq.m. The same shall be complied in our design.
7.4	Exterior lighting power to be within specified limits	As per ECBC requirement LPD should be 2W/Sq.m. The same shall be complied in our design.
8.2.1.1	Maximum allowable power loss from transformer	As per ECBC allowable power loss for transformer shall be 1.40% of rated KVA at full load. Same shall be confirmed by transformer manufacturer.
8.2.2	Energy efficient motors	Energy efficient motors have been used in energy savings.
8.2.3	Power factor be maintained between 0.95 and unity	Not considered.

Budgetary allocation (Capital cost and O & M cost)
Capital Cost :Rs. 80.91 lacs
O & M Cost:Rs. 4.04 lacs/annum
Number and capacity of the DG sets to be used: 2 nos. of 500 kVA
Stack Height: 6 m above building height
Electricity requirement from MSEDCL: 5,021.59 KW
HT line passing through the plot if any: NA

	Environmental Management plan Budgetary Allocation	Environmental Management plan Budgetary Allocation: During Construction Phase: Rs 38.09 lacs annually. Operation Phase: • Capital cost: Rs. 420.88 lacs/- • O&M cost: Rs. 77.43 lacs/ annum

Traffic Management
Parking details:

Criteria	Required Parking			Provided parking		
	Car	Scooter	Cycle	Car	Scooter	Cycle
4 Tenements having carpet area upto 50 m2	0	5	5	--	--	--
For 262 tenements	0	328	328	0	328	328
3 Tenements having carpet area between 50-100 m2	1	3	3	--	--	--
For 1119 tenements	373	1119	1119	384	1119	1119
2 Tenements having carpet area above 100 m2	1	2	2	--	--	--
For 92 tenements	46	92	92	58	92	92
For Commercial Area	1	3	3	--	--	--
	14	42	42	27	42	42
TOTAL	433	1581	1581	469	1581	1581
Area required for parking space increased by 50% for metropolitan areas						
	217	791	791	235	791	791
TOTAL	650	2372	2372	704	2372	2372

Total area provided for parking: 47,751.49 m2
No. of car parking provided: 704 Nos
Type of parking: (Open/Stilt/Basement): Stilt
Area per car including driveway provided for car parking:

Level	Reqd. Equiv. Car space m2 per MOEF/ NBC norms	Prop.car Parking nos.	Required area for prop parking (as per NBC norms)	Proposed Parking Area	Prop. Equiv Car Space (m2)
		4W			
A	B	C	D (B x C)	E (At Actual)	F (E/C)

	Stilt+ Podium	30	704	21120	27,637.60	39
	Width of all Internal roads (m):12 m wide internal road .					
	CRZ/RRZ clearance obtain , if any	NA				
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	NA				

3. The proposal has been considered by SEIAA in its 104th 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 the total built up area of 14,7859.18 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) 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.

(v) 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.

(vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(vii) 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.

(viii) "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.

(ix) 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 affluent, 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 affluent, 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.

(xxxi) 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.

(xxxii) 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.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) 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. SO_2, NOx (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.

(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 Metropolitan Development Authority (PMRDA)
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)