STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2212/CR-705/TC-2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date: 3rd December, 2016.

To,
M/s. Sukhwani Construction Promoters & Builders
32, Sukhwani Chambers,
Pimpri, Pune-411018.

EC SEIAA -Item No.26, Meeting No. 103rd

Subject: Environmental clearance for proposed residential project at S.No.96(PT) + S.No.97 of Village Tathawade, Tal.Haveli, Dist, Pune by M/s. Sukhwani Constructions.

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 45th 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 103rd 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	"Sukhwani Sepia"
	Project Proponent	M/s. Sukhwani Construction Promoters & Builders Name: Mr.Ghanshyam Sukhwani Address: 32, Sukhwani Chambers, Pimpri, Pune-411018. Mail id - sukhwani@rediffmail.com
2.	Consultant	Dr..Prashant Banne & Mr.Sundar Jagadale M/s. Saitech Research & Development Organization Mail id : enviconmail@gmail.com enviconmail@rediffmail.com
3.	Accreditation of consultant (NABET Accreditation)	Sr. No. 129 in List ' A' of O.M. of MoEF, GoI , New Delhi Dated 05/12/2014
4.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Residential & Commercial
5.	Location of the Project	S.No. 96/1, 97/1/1, 97/2, Village -Tathawade, Tehsil - Mulshi, Dist – Pune.

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>6.</td><td>Whether in Corporation /Municipal/other area</td><td>PCMC (Pimpri Chinchwad Municipal Corporation)</td></tr>
<tr><td>7.</td><td>Applicability of the DCR</td><td>Pimpri Chinchwad Municipal Corporation</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>Received</td></tr>
<tr><td>9.</td><td>Note on the initiated work (If applicable)</td><td>As on date construction completed.
Construction area=17425.66 m^2(Violation Withdrawal)</td></tr>
<tr><td>10.</td><td>LOI / NOC from MHADA / Other approvals(If applicable)</td><td>Not Applicable</td></tr>
<tr><td>11.</td><td>Total plot area (Sq.m.)
Deductions
Net plot area</td><td>Plot Area – 31598.95 m^2
Deductions – 11059.34 m^2
Net Plot Area – 20539.61 m^2</td></tr>
<tr><td>12.</td><td>Permissible FSI (including TDR etc.)</td><td>32326.29 m^2 +4492.78 m^2 Amenity=36819.07m^2</td></tr>
<tr><td>13.</td><td>Proposed Built –UP Area (FSI & Non FSI)</td><td>68508.97 m^2
(FSI – 31261.00 m^2+4070.66m^2Amenity + Non - FSI –31297.50m^2 +1879.81 m^2Amenity)</td></tr>
<tr><td>14.</td><td>Ground – coverage percentage (%)
(Note : percentage of plot not open to sky)</td><td>6844.03 m^2
21.65 %of Total Plot Area (31598.95m^2)
33.32% of Net Plot Area(20539.61 m^2)</td></tr>
<tr><td>15.</td><td>Estimated cost of the project</td><td>Rs.140 Cr.</td></tr>
<tr><td>16.</td><td>No. of building & its configuration (s)</td><td>
<table>
<tr><th>Building No.</th><th>Configuration</th><th>Tenements No.</th><th>Max. Heights in Mtrs.</th></tr>
<tr><td>A1</td><td>P + 12</td><td rowspan="7">330</td><td>38.76</td></tr>
<tr><td>A2</td><td>P + 12</td><td>38.76</td></tr>
<tr><td>B1</td><td>P + 12</td><td>38.76</td></tr>
<tr><td>B2</td><td>P + 12</td><td>38.76</td></tr>
<tr><td>B3</td><td>P + 12</td><td>38.76</td></tr>
<tr><td>B4</td><td>P + 12</td><td>38.76</td></tr>
<tr><td>B5</td><td>P + 12</td><td></td><td>38.76</td></tr>
</table>
</td></tr>
</table>

		<table><tr><td>C1</td><td>P + 12</td><td>141</td><td>38.76</td></tr><tr><td>C2</td><td>P + 12</td><td></td><td>38.76</td></tr></table> 1. Commercial Building – 4070.66 m^2 2. Club House – 350 m^2
17.	Number of tenants and shops	Total Tenements - 471 Nos. Commercial Area – 4070.66 m^2
18.	Number of expected residents / users	Residential Users: 2355 Nos. Commercial Users : 976 Nos.
19.	Tenant density per hector	149
20.	Height of the building(s)	Max. – 38.76 M
21.	Right of way (width of the road from the nearest fire station to the proposed building(s)	30m wide D.P. Road from Mumbai Pune highway
22.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00m
23.	Existing structures(s)	Not Applicable
24.	Details of the demolition with disposal (If applicable)	Not Applicable
25.	Total Water Requirement	Residential & Commercial: Dry season: Source: PCMC • Fresh Water :396.25m^3/day (One time) • Recycled Water (Flushing): 130.38 m^3/day • Recycled Water (Gardening):24.40 m^3/day • HVAC Makeup: NA • Total Fresh water Requirement: 241.47 m^3/day • Excess treated water:179.88 m^3/day • Swimming Pool: NA • Fire fighting (Cum): 300 m^3 Wet Season • Fresh water: 371.85 m^3/day (One time) • Recycled water (Flushing): 130.38 m^3/day • Recycled water (Gardening):NA • HVAC Makeup: NA • Total Fresh water Requirement : 241.47 m^3/day • Excess treated water:204.28 m^3/day • Swimming Pool : NA • Fire fighting (Cum): 300 m^3
26.	Details about Swimming Pool:	Dimension of Swimming Pool: NA Total water Requirement in KLD: NA

		Water requirement in KLD: NA Details of Plant & Machinery used for treatment of Swimming pool water: NA Details of quality to be achieved for swimming pool water and parameters to be monitored: NA
27.	Rain Water Harvesting (RWH)	• Level of the Ground water table:3m to 5m • Size and no of RWH tank(s) and Quantity :NA • Capacity of RWH tanks:NA • Location of the RWH tank(s):)- NA • No. of recharge pits: 12 Nos. 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): NA Capital cost : Rs.10.0 Lakh • O & M Cost :Rs. 2.0 Lakh/Year
28.	UGT tanks	Residential & Commercial: Domestic UG tank Capacity :6,22,000 Lit Flushing UG tank Capacity :1,79,400 Lit Fire UG tank Capacity :3,50,000 Lit
29.	Storm water drainage	• Natural water drainage pattern:NA • Quantity of storm water:9103.46 m^3/Year • Size of SWD:0.9m
30.	Sewage and Waste water	• Residential: • Sewage generation (CMD):295.14 m^3/day • Capacity of STP (CMD):340 m^3/day • STP Technology:Moving Bed Bio Reactor(MBBR) • Commercial: Included in Residential • Sewage generation (CMD): 39.53 m^3/day • Capacity of STP(CMD): Included in Residential • STP technology: MBBR • Location of STP: • DG sets (during emergency) Residential, commercial & Club House: • Budgetary allocation (Capital cost and O & M

		cost): • Capital Cost: Rs.14.70 Lakh • O & M Cost: Rs.7.50 Lakh / Year
31.	Solid Waste Management	Waste generation in the pre Construction and Construction phase: • Waste generation: 25 kg/day • Quantity of the top soil to be preserved:Use For Landscaping • Disposal of the construction waste debris: Excavated earth material will be used for filling of plinth area & top soil for landscaping. Waste generation in the operation phase Residential & commercial:1421.5kg/day • Biodegradable waste:804.1 kg/day • Non-Biodegradable waste:617.4 kg/day • E-waste:Not Applicable • Hazardous waste:Spent oil – NA • Biomedical waste(Kg/month) (If applicable):NA • STP sludge:27.42 kg/day (100% Dry) Mode of Disposal of waste: • Dry waste:SWACH • Wet waste:Organic Waste Convertor • E-waste:NA • Hazardous waste:NA • Biomedical waste(kg/month) (If applicable):Not Applicable • STP sludge:Used as Manure after treatment of OWC Area requirement: 1. Location(s): 2. Total area provided for the storage & Treatment of the solid waste:6M X 15M 3. Budgetary allocation (capital Cost & O & M cost): • Capital Cost:Rs.16.75 Lakh • O & M cost: Rs.6.5 Lakh / Year

32. *Green Belt Development*

Total RG area:4683m^2 i.e. about 22.80 % of net plot area(20539.61 m^2)

1. RG area other than green belt: NA
2. RG area under green belt:
   - RG on the Ground: 4068 m^2.
   - RG on the Podium: 615 m^2

Number & list of trees species to be planted in the ground RG: Trees 400 No's, Shrubs 1278 No's & Lawn & Ground covers 1188m^2.

List of Proposed Boundary Plantation for the scheme:

No.	Botanical name	Common name	No.	Ecological importance
1	*Michelia Champaca*	Son Chapha	20	Medium sized evergreen tree, Shady tree. fragment flower
2	*Pongamia pinnata*	Karanj	24	Shady tree.
3	*Azadirachta indica*	Neem	25	Large tree, good for roadside plantation
4	*Lagerstroemia flosregineae*	Tamhan	20	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers
5	*Tabebuia argentia*	Trumpet tree	18	The nectar of Tabebuia flowers is an important food source for several species of bees .
6	*Tabebuiarosea*	Trumpet tree	18	It is a popular ornamental tree in subtropical and tropical regions, grown for its spectacular flower display on leafless shoots at the end of the dry season.
7	*Spathodia*	Pichkari	25	This tree is planted extensively as an ornamental tree and is much appreciated for its very showy reddish-orange or crimson
8	*Peltophorum*	Copper pod tree	25	Medium sized evergreen tree, fragrant yellow flowers.
9	*Cassia Fistula*	Bahava	12	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant
10	*Sysysium cumini*	Jambhul	15	Large tree, fruit tree
11	*Erythrina indica*	Pangara	25	Medium sized deciduous tree. Bright scarlet flowers
12	*Albizia lebbeck*	Shirish	24	Shady tree, yellowish green fragrant flowers
13	*Anthocephallus cadamba*	Kadam	25	Shady, large tree, ball shaped flowers
14	*Terminalia catappa*	KhotaBadam	14	Shady tree.
15	*Manilkarazapota*	Chikku	10	Fruit tree

	Total		300	

List of Proposed open space Plantation for the scheme:

No.	Botanical name	Common name	No.	Ecological importance
1	*Ficus benjamina*	Weeping fig	25	It is a very popular house plant in temperate areas, due to its elegant growth and tolerance of poor growing conditions
2	*Milingtonia hortensis*	Buch	20	The tree is considered ornamental and the pleasant fragrance of the flowers renders it ideal as a garden tree.
3	*Bauhinia blakeana*	Kanchan	20	This is a very popular ornamental tree in subtropical and tropical climates, grown for its scented flowers and also used as food item.
4	*Plumeria Alba*	PandhraChapha	25	Medium sized evergreen tree, fragrant white flowers, Butterfly host plant
5	*Cassia Fistula*	Bahava	10	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant
6	*Roystonea regia*	Royal Palm	15	Avenue tree plantaion
7	*Cocos nucifera*	Coconut tree	15	Fruit Bearing ,specimen plantings
	Total		130	

Note:-Roystonea regia,Cocos nucifera are Over & above mandatory Trees

List Of Shrubs On Ground:

No.	Botanical Name	Common Name	Qty.
1.	*Canna Dwarf*	Kardal	150
2.	*Hamellia patens*	Fire Bush	57
3.	*Golden Duranta*		95
4.	*Hibiscus Yellow*	Piwali Jaswand	112
5.	*Jatropha pink*	Peregrina	100
6.	*Vitexnigundo*	Nirgudi	95
7.	*Stachyterphata*	-	100
8.	*Adatodavasika*	Adulasa	112
9.	*Lemon grass*	Gawatichaha	112

10.	*Ocimumtenuiflorum*	Tulas	100
11.	*Bauhinia tomentosa*	Piwalikanchan	150
12	*Muraya exotica*	Kamini	95
Total shrubs			1278

Lawn & ground Cover on Ground		Area m^2
1.	Lawn-American blue	1188

List of Trees on Podium:

No.	Botanical Name	Common Name	Qty.
1.	*Cassia fistula*	Bahawa	10
2.	*Terminalia mentaly*		12
3.	*Plumeria alba*	Pandhara Chapha	15
4.	*Plumeria red*	Lal Chapha	12
5.	*Ficus benjamina*		10
6.	*Wodyetia bifurcata*	Foxtail palm	11
Total Trees			70

Over & above mandatory trees

List Of Shrubs On Podium :

No.	Botanical Name	Common Name	Qty.
1.	*Canna dwarf*	Kardal	150
2.	*Heliconia*		57
3.	*Alpinia zerumbet*		95
4.	*Hibiscus yellow*	Piwali Jaswand	112
5.	*Alamanda*		100
6.	*Vitex nigundo*	Nirgudi	100
7.	*Stachyterphata*	Stachyterphata	112
8.	*Adatoda vasika*	Adulasa	150
9.	*Lemon grass*	Gawatichaha	57

10.	*Ocimum tenuiflorum*	Tulas	40
11.	*Jasminum malabaricum*	Ranjai	15
12	*Muraya exotica*	Kamini	112
Total Shrubs			1100

Lawn & ground Cover on Podium		Area m^2
1.	Lawn-American blue	590

- Number & list of shrubs & bushes species planted in the podium RG:Trees 70 nos, Shrubs – 1100Nos, Lawn & Ground covers 590 m^2.
- Number & list trees species to be planted around the border of nallah / stream/pond(If any): 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 33.00 Lakh
O & M: Rs. 6.00 Lakh/Year

33.	Energy	PowerSupply: ➢ Connected Load : 2678 KW (2975.55 KVA) ➢ Maximum demand : 2380 KVA ➢ No Of Transformer : 22KV / 630 KVA – 4 No's ➢ No Of Transformer : 22KV / 315 KVA – 1 No ➢ Total DG power consumption for residential building Common load & Common Amenity = 200 KVA -1No & 125 KVA- 1No D.G. Set, shall be provided in case of power failure only • Energysavingmeasures • Solar Water Heating Systems Will Be Done For Bathrooms. Solar lights will be provided for common amenities like Street lighting & Garden lighting. • CFL & LED based lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc. • Auto Timer Switches will be provided for Street lights, Garden lights, Parking & staircase Lights & Other

Common Area Lights, for saving electrical energy.

- Water Level Controllers With Timers will be Used for Water Pumps.
- To create awareness to end consumer or flat owner, for using energy efficient light fittings like CFL, T5 Lamps & LED Lights.

- Detailcalculations& %ofsaving: 2 to 4

%Complianceofthe ECBCguidelines:(Yes/No)(If yesthensubmitcompliancein tabular form):

Sr. No.	Section No	Requirement	Remark.
10	6.2.1	Solar water heating for minimum 20% design capacity	Complies & Sheet Enclosed.
11	6.2.2	Equipment efficiency standards	Complies & Sheet Enclosed.
12	7.2	Lighting controls to be controlled by photo sensor or time switch	Complies
14	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Complies
15	7.3	Interior lighting power to be with in specified limits	Complies

16	7.4	Exterior lighting power to be with in Specified limits	Complies
17	8.2.1.1	Maximum allowable power loss from transformer	Complies
19	8.2.3	Power factor be maintained between 0.95 and unity	Complies
20	8.2.4	Check meterin g	Complies
21	8.2.5	Poweer distribution system losses to be maintained less than 1%	Complies

Budgetary allocation (Capital cost and O&M cost)
Capital Cost : Rs 85.10 Lakh
O & M Cost : Rs 1.92 Lakh / year

Numberandcapacityofthe DGsetstobeused:
• Number and capacity of the DG sets to be used:-
2 Nos Of D.G. Set Used & of Following Capacity
1) 1 No of 200 KVA D.G. Set(Residential Bldg Purpose)
2) 1No Of125 KVA D G Set(Commercial Bldg Purpose)
Set Capacity shall be provided in case of power failure only.

• Type of fuel used:HSD
- Stack Height:- 7 Meter (For 200 KVA DG Set)
- Stack Height:- 6.5 Meter (For 125 KVA DG Set)

<table>
<tr><td></td><td></td><td>➢ Electricity Requirement From MSEDCL – 2975.55 KVA

➢ HT Line Passing Through The Plot If Any:- NA.</td></tr>
<tr><td>34.</td><td>Environmental Management Plant Budgetary Allocation:
During Construction Phase:

During Operation Phase:</td><td>Construction Phase (With break up):
Capital Cost –
• STP – Rs. 14.70 Lakh.
• RWH – Rs. 10.0 Lakh
• MSW – Rs. 16.75 Lakh
• Solar system – Rs. 85.10 Lakh
• Landscape – Rs. 33.0 Lakh
• Safety Equipment-Rs.10.00 Lakh

Operation Phase(with break Up)-
Capital Cost - Nil
O & M cost (Please ensure manpower and other details)-
• STP – Rs.7.50 Lakh / Year
• RWH – Rs. 2.0 Lakh / Year
• MSW – Rs. 6.5 Lakh / Year
• Solar system – Rs. 1.92 Lakh / year
• Landscape – Rs. 6.0 Lakh / Year
• Safety Equipement-Rs. 2.0 Lakh/Year
• Post EC Monitoring – Rs.2.5 Lakh/Year

Quantum & generation of Corpus Fund and Commitment - Certain amount will be recovered for individual flat owners at the time of sale & will be given to society.
Responsibility for Further O&M - 2 years</td></tr>
<tr><td>35.</td><td colspan="2">Traffic Management
Parking Statement
Nos. Of the Junction to the main road & design of confluence - Refer Parking & Traffic Management Plan.
Plot Area: 31598.95 m^2
Parking details:
<table>
<tr><th>Sr.No.</th><th>Type</th><th>Applicable no of Parking As per DCR</th><th>Provided Parking</th></tr>
<tr><td>1</td><td>2 Wheelers</td><td>942</td><td>942</td></tr>
<tr><td>2</td><td>4 Wheelers</td><td>276</td><td>321</td></tr>
<tr><td>3</td><td>Cycle</td><td>942</td><td>942</td></tr>
<tr><td>4</td><td>Public Transport</td><td></td><td></td></tr>
</table>
• Total Area Provided for parking: - 13774.80m^2

• No. of Car Parking Provided: 321 Nos.
• Type Of Parking: Covered & open
• Area per Car including driveway provided for car parking: 42.91m^2</td></tr>
</table>

	Width of all Internal Road (m): 15.00 m	
36.	CRZ/RRZ clearance obtain, if any	Not Applicable
37.	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 103rd 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 62,558.97 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, Pimpri Chinchwad Municipal Corporation (PCMC)
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)