

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2015/CR-126/TC-3

Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.

Date: 23rd August, 2016.

To,
M/s. Maharaja Shivachtrapati Pratishthan
'Shivrushti Project' At Survey. No. 13 (Part) ,
Ambegaon Bk. Katraj – Dehuroad bypass way,
Tal- Haveli ,
Dist. Pune 411046.

Subject: Environment clearance for proposed "Shivshrusthi" at S.No.13, Ambegaon (B), Katraj Bypass Taluka Haveli, Dist. Pune by M/s. Maharaja Shivachtrapati Pratishthan

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 44th 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 102nd meeting.

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

Brief Information of the project submitted by you is as-

1.	Name of the project :	" MAHARAJA SHIVCHATRAPATI PRATHISHTHAN " Proposed Construction – 'Shivrushti Project' At Survey. No. 13 (Part) , Ambegaon Bk., Katraj – Dehuroad bypass way , Tal- Haveli , Dist. Pune 411046
2.	Name, Contact number & Address of Proponent :	
	Name	Mr. Anil Vithalrao Pawar
	Address	At Survey. No. 13 (Part) , Ambegaon Bk., Katraj – Dehuroad bypass way , Tal- Haveli , Dist. Pune 411046
	Telephone	9860796443
	Email ID	shivrushtipune@gmail.com anilpawar2995.ap79@gmail.com

3.	Name, contact number & address of Consultant :	
	Name	Mr. Kiran Shinde
	Address	4, 'A' Wing, Bldg. No 23, Subhash Nagar, Chembur, Mumbai – 400 071
	Telephone	022-25211455
	Mobile	98202 39183
	Email ID	greenscientificdevelopment@gmail.com
4.	Accreditation of Consultant (NABET Accreditation)	PP
5.	Type of the project: Housing project / Industrial project / SRA scheme / MHADA / Township or others	Shivrushti Project Public/ Semi-Public Building
6.	Location of Project	The project site is located at plot Survey. No.13 (part), at Katraj- Dehuroad bypass way, Tal- Haveli, Dist. Pune 411046 Latitude: 18°27'21" N Longitude: 73°50'12"E
7.	Whether in Corporation / Municipal / Other area:	The proposed project falls under Regional Plan Limit of Pune Metropolitan Region
8.	Applicability of the DCR	DCPR Dated 21/11/2013
9.	Note on the initiated work	Killedar Wada is constructed – 2004 (2830.30 Sq. Mtrs.)
10.	LOI/NOC from MHADA/ Other approvals (if applicable)	Building constriction granted by District Collector (2004) Revised Sanctioned by PMRDA on 27/Jan/2016
11.	Total plot area	81200.00 Sq. m
	Deductions	17242.79 Sq. m
	Net plot area	63957.21 Sq. m
12.	Permissible FSI (including TDR, etc.)	63957.21 Sq. m
13.	Proposed Built up area (FSI & Non- FSI)	FSI : 30835.74 Sq. m Non FSI area : 3127.00 Sq. m Total BUA : 33962.74 Sq. m
14.	Ground Coverage Percentage (%) (Note: Percentage of plot not open to sky)	: Total 18829.17 Sq. m : 30 %
15.	Estimated cost of the project:	Rs.124.80 Cr
16.	No. of Buildings and its	1.Residential : 0

	configuration	2.Commercial Building : 0 3.Others : 9 (Killedar Wada, Entrance Court, Shivaji Raje Smarak, Raja Sabha, Auditorium, Bajjar Peth, Shilpa gram, Devrai, Staff Quarter-Non Residential, Multi-Level Car Park) Total : 9			
17.	No. of tenant and Shops	Not Applicable			
18.	No. of Expected residents/users	- Residential User (Staff Quarters) : 366 [#] {Note : [#] For dress changing & Resting rooms only} - Commercial User (Visitors & Officials) : 7653 <hr/> Sub Total : 8019			
19.	Tenant density per hectare	N. A.			
20.	Height of building	Height of all buildings (In Mtrs) – Kiledar Wada : 14.70 Entrance Court : 13.60 Shivajiraje Smarak : 14.88 Rajsabha : 14.46 Auditorium : 14.30 Bazar Peth : 04.50 Shilpigram & Devrai : 04.50 (Min) Staff Quarters : 12.00 Multilevel Carpark : 14.95 (Max)			
21.	Right of way (width of the road from the nearest fire station to the proposed building)	60 m Adjacent to NH4 12 m Service Road			
22.	Turning radius for easy access for fire tender movement from all around the building excluding the width for the plantation	9.00 m Turning radius all around the project 6.00 m Road width in all premises			
23.	Existing Structures	- No Existing structures which need demolition. - Killedar Wada is constructed in 2004 is part of proposed project. (Built up: 2830.30 Sq. Mtrs.)			
24.	Details of the demolition with disposal	N. A.			
25.	Total water requirement	Residential and Commercial :			
	Source	Jambhulwadi Lake (JL) /Municipal Supply (MS) / Bore well (BW)/ RWH /Tanker /Recycled from STP			
	Water Consumption (In M ³ /Day)	From Source	Fresh Water from Source	Recycled Water from STP	Total

	Dry season				
	Domestic use Water (Potable)	JL/MS	71	00	71
	Flushing/Reclaimed Water	--	00	93	93
	Landscaping	BW/RWH/ JL/Tanker	76	60	136
	Water Bodies(Make UP)		18	00	18
	Reject Water		27	00	27
	Swimming Pool	--	00	00	00
	Total	JL/RWH	192	153	345
	Excess treated water	--	--	--	00
	Water Bodies (First Fill)		00	00	00
	Firefighting (Storage Capacity)	JL	200		200
	Wet Season				
	Domestic use Water (Potable)	JL/MS	71	00	71
	Flushing/Reclaimed Water	--	00	93	93
	Landscaping	BW/RWH/ JL/Tanker	00	00	00
	Water Bodies(Make UP)		00	00	00
	Reject Water		27	00	27
	Swimming Pool	--	00	00	00
	Total	JL/RWH	98	93	191
	Excess treated water		--	--	60
	Water Bodies (First Fill)		824	00	824
	Firefighting (Storage Capacity)	JL	200	00	200
26.	Details of Swimming pool	NA			
27.	Rain water Harvesting				
	Residential & Commercial:				
	Size and no of RWH tank(s) and Quantity	1. Construction of pits of 2 Mt. x 2 Mt. x 2 Mt. 2. Construction of surface storages (Reservoir at appropriate places by arresting surface run-off.) 3. Roof Top Rainwater Harvesting system is been proposed to be established for recovery of water for using as an input water for water bodies. Excess water will be used for enrichment of water table through percolation pits.			
	No of recharge pits	10			
	Location of the RWH tank (s)	Proposed in Plan			
	Budgetary allocation (Capital cost and O & M cost)	Capital cost : Rs. 200.00 Lacs Maintenance cost : Rs. 05.00 Lacs/Yr			
28.	UGT Tanks				
	Residential & Commercial:				
	Domestic UG tank Capacity (Lit)		1,08,000		
	Flushing UG tank Capacity (Lit)		1,40,000		
	Fire UG tank Capacity (Lit)		2,00,000		

29.	Storm water drainage	
	Natural water drainage pattern	As per contour
	Quantity of storm water	579 Lit/Sec
	Size of SWD	600 mm Diameter
30.	Sewage and Wastewater	
	Sewage Generation	200 CMD
	STP Technology	Phytorid Technology
	Capacity of STP	175 CMD
	Budgetary allocation (capital accost and O&M cost)	Capital Cost : 70.00 Lakhs (One Time) O& M Cost : 15.00 Lakhs/year
31.	Solid Waste Management	
	Construction phase & Preconstruction phase	
	Waste generated during preconstruction and construction phase	Construction Phase : @ 50.00 Kg/Day Disposal : Send to Municipal Garbage
	Quantity of the top soil to be preserved	Total Top soil be preserved and will be reutilized for landscape development.
	Disposal of the construction way debris	N. A.
	Operation Phase	
	Total solid waste	1.6 MT/Day (Bio Deg : 0.96 + Non Bio Deg : 0.64)
	E-Waste (Kg/month)	8.0 Kg/Month
	Hazardous waste (Kg/month)	N. A.
	Biomedical waste (kg/month) (If applicable)	N. A.
	STP Sludge (Dry sludge) (Kg/day)	10 Kg/Day
	Mode of Disposal of waste:	
	Dry waste	Non-biodegradable and Inert waste would be handed & disposed by sale to Swaccha Pune Seva Sahakari Sanstha Maryadit, Pune (NGO) (Agreement Done)

	Wet waste	Biodegradable waste Will be treated on site using Organic waste converter . The residue after treatment will be used as manure
	E-Waste	Sale to E waste recycler
	Hazardous waste	N. A.
	Biomedical waste (kg/month) (If applicable)	N. A.
	STP Sludge (Dry sludge)	Dry sludge can be used as manure for plantation & gardening purposes inside the premise.
	Budgetary allocation (capital	Capital Cost : 30.00 Lakhs

	accost and O&M cost)	O& M Cost : 05.00 Lakhs/year	
32.	Green Belt Development		
	Total R.G. area	N. A.	
	RG area other than green belt (Please specify for playground etc.)	N. A.	
	RG area under green belt	N. A.	
	RG area on ground (Sq.m)	N. A.	
	RG area on podium (Sq.m)	N. A.	
	List of proposed plantation for the scheme:		
Sr.	Common Name	Scientific name	Quantity(no.)
1	Shirish	Albizia lebbeck	8
2	Kadamb	Anthocephallus cadamba	10
3	Neem	Azardiracta indica	10
4	Orchid Tree	Bauhinia	7
5	Fish tail palm	Caryota urens	9
6	Golden Shower	Cassia fistula	10
7	Cassia	Cassia glauca	12
8	Shisham,Indian Rosewood	Dalbergia latifolia	8
9	Elephant apple	Dillenia indica	6
10	Nandruk	Ficus retusa	8
11	Umber	Ficus sycamore	11
12	Tamhan	Lagerstroemia flos - regineae	18
13	Crape myrtle	Lagerstromia Lanceolata	15
14	Mango	Mangifera indica	12
Cont...			
Sr.	Common Name	Scientific name	Quantity(no.)
15	Chiku	Manilkara zapota	9

	16	Son chafa	Michelia champaca	22
	17	Indian Cherry	Muntigia calabura	10
	18	Kunti	Murraya paniculata	6
	19	Kadamb tree	Neolamarkia cadamba	8
	20	Peru	Psidium guajava	9
	21	Sita Ashok	Saraca asoka	11
	22	Fountain tree	Spathodea campanulata	13
	23	Jambhul	Syzygium cumini	14
	24	Arjuna	Terminalia arjuna	23
	25	Badaam	Terminalia catapa	9
	26	Kindal	Terminalia paniculata	7
	Total			285 Nos
Number and list of tree species to be planted in the ground RG			285 Nos	
33.	Number and list of shrub and bushes species to be planted in the podium RG:			NA
	Number and list of trees species to be planted around the border of nalla/ stream / pond (if any):			NA
	Number of existing Trees			515 Nos
	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:			Existing Trees to be retained – 234 Nos. Existing Trees to be Transplanted – 281 Nos. Additional Trees to be newly planted – 285 Nos.
	Budgetary allocation (Capital cost and O & M cost)			
	Capital cost			3.73 Cr
	O & M cost			4.45 Lc /Yr
33.	Energy			
	Power supply			
	Maximum demand			1655 KVA
	Connected load			1862 KW

	Source	MSEDCL
	DG power consumption for residential buildings	N. A.
	Total DG power consumption for clubhouse and commercial buildings	400 KVA x 6 nos.
	Energy saving measures :	
	1. Energy efficient light fittings like CFL, LED lights will be used	
	2. Water level controllers with timers will be provided to water pumps	
	3. Auto timer switches will be provided for street lights, garden lights, parking & staircase lights and other common area lights for saving electrical energy.	
	4. Solar lights will be provided for common amenities like street lighting & garden lighting.	
	Detail Calculation of & % of saving:	Sheet Enclosed as annexure IV
	Compliance of the ECBC guideline:	Yes
	7.2	Lighting controls occupancy sensors – Complied
	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch – Complied
	7.3	Interior lighting to be within specified limits – Complied
	7.4	Exterior lighting to be within specified limits – Complied
	8.2.1.1	Maximum allowable power loss from transformer to be within specified limits – Complied
	8.2.3	Power factor be maintained between 0.95 and unity – Complied
	8.2.4	Check metering – complied
	8.2.5	Power distribution system losses to be maintained less than 1 % - Complied
	Budgetary allocation (Capital cost and O & M cost)	
	Capital cost	Total Electrical Services Cost : 635.0 L For Energy Saving measures : 40.0 L
	O & M cost	Total Electrical Services Cost : 11.0 L/Yr For Energy Saving Measures : 00.7 L/Yr
	Number and capacity of the DG sets to be used:	400 KVA x 6 nos.
	Stack height	3 Mtrs above roof level
	Electricity requirement from MSEDCL	1655 KVA
	HT line passing through the plot if any:	NA
34.	Environmental Management plan Budgetary Allocation: During Construction & operation phase (with Break-up)	

Environmental Aspect	Construction Phase		Operational Phase	
	Capital Cost	Running Cost for 5 years	Capital Cost	Running Cost per years
	In Lakh	Lakh/Yr	In Lakh	Lakh/Yr
Water Aspect				
Installation of STP	10	05	70	15
Installation of RWH system	NA	NA	200	5
Monitoring	NA	01	02	NA
Air Aspect				
Fugitive Emission	NA	01	NA	01
Screens along perimeter of site	10	Negligible	NA	NA
Stockpiling of excavated soil	1.5	Negligible	NA	NA
Covering dusty load on vehicles by impervious sheet	0.5	Negligible	NA	NA
Periodic maintenance of construction equipment	NA	0.5	NA	NA
Monitoring	NA	01	03	0.5
Noise Aspect				
Barricading of the site with 3m high GI sheet	Provision Considered in Air Aspect	Provision Considered in Air Aspect	N. A.	N. A.
PPE to workers	Negligible	Negligible	Negligible	Negligible
Blanketing of noise generating machinery with insulating structures	1.0	Negligible	N. A.	N. A.
Maintenance of construction equipment periodically	N. A.	0.5	N. A.	N. A.
Monitoring noise level onsite through App. Laboratory	N. A.	1.2	0.05	N. A.
Land				
Preserve the Excavated Topsoil	04	Negligible	--	--
Landscaping of the site	--	--	373	4.45
Solid waste Management				
Segregation of Waste	0.20	Negligible	1	0.60

	OWC	3.00	1.00	30	5.00																				
	E Waste Management	Negligible	--	Negligible	--																				
	Energy conservation																								
	CFL/ Lighting, Etc.	--	--	40	0.70																				
	Total Budget (Proposed)	30.20	11.2	719.05	32.25																				
	Quantum and generation of Corpus fund and commitment	NA																							
	Responsibility for further O &M :	Trust Management \ Committee through appointment of consultant & In-house team for Environmental Management Facilities.																							
35.	Traffic management: Nos. of the junction to the main road & design of confluence: Built up area : 30835.74 - 7598.04 (Parking) = 23237.70 Sq.m. Parking details : Multilevel Car Parking + Surface Parking Parking Required as per DCR : (Table No. 7, Sr. No. 6 = For 100 Sq.m. built up and part thereof required parking is 1 Car + 3 Scooter/MC + 3 Cycles + Additional 50% parking for metropolitan area Parking Details (As per DC rules)																								
	<table><tr><th>Sr. No.</th><th>Type</th><th>Parking Applicability As per DCR (Nos)</th><th>Provided parking (Nos)</th><th>Area Provided (M²)</th></tr><tr><td>1</td><td>2 Wheeler (Scooters/Motor cycles)</td><td>1049</td><td>1050</td><td>4410</td></tr><tr><td>2</td><td>4 Wheeler</td><td>349</td><td>350</td><td>4375</td></tr><tr><td>3</td><td>Cycle</td><td>1049</td><td>1050</td><td>1470</td></tr></table>	Sr. No.	Type	Parking Applicability As per DCR (Nos)	Provided parking (Nos)	Area Provided (M ²)	1	2 Wheeler (Scooters/Motor cycles)	1049	1050	4410	2	4 Wheeler	349	350	4375	3	Cycle	1049	1050	1470				
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	Parking Efficiency as per DC rules Total area provided for parking : 9147 m ² No. of car parking provided : 350 Type of parking : Multilevel car parking : 215 Area per car including driveway provided for car parking : 25 Sq MT Type of parking: Open parking : 135 Area per car including driveway provided for car parking : 27 Sq MT Area per car including driveway provided for car parking : 26 Sq MT Width of all internal roads (m) : As per Rules Bus Parking Space No. of cars which can be parked in case bus parking is not fully occupied.																								

	Sr.	No. of Buses	No. of Cars		
	1	18	0		
	2	13	10		
	3	05	50		
	4	00	60		
36.	CRZ / RRZ clearance obtain, if any			N. A.	
37.	Distance from protected areas/critically polluted areas/ Eco sensitive areas/interstate boundaries			N. A.	
38.	Checklist for the other necessary approvals				
			Status of the approval	Name of the competent authority	Date of the issued letter
39.	CFO NOC for the above said building structure(s)		Provisional Fire NOC - FB/3758 Dt-27/2/2015	Chief Fire officer Pune Municipal Corporation	27/2/2015
40.	HRC NOC for the above said building structure (s) (If applicable)		N. A.	N. A.	N. A.
41.	NOC for the above said building structure(s) from the Aviation authority (If applicable)		N. A.	N. A.	N. A.
42.	Consent for the water for the above said detail (s)		Applied	MPCB	Applied
43.	Consent for the drainage for the above said detail (s)		Applied	MPCB	Applied
44.	Consent for the electric supply for the proposed demand		Proposed	Electricity Board	Proposed
45.	Pre-certification for Green building from Indian Green Building Council and other recognized institutes (If applicable)		N. A.	N. A.	N. A.
46.	Court Order (If applicable)		N. A.	N. A.	N. A.
47.	Other Approval (If Any)		N. A.	N. A.	N. A.

3. The proposal has been considered by SEIAA in its 102nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.

Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

- (ii) PP to make provision for three dedicated ambulances parking in the different areas of the project to handle emergencies.
- (iii) PP to mark the VIP movement route on the layout and submit the copy and to provide a separate dedicated entry.
- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (v) The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring 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.

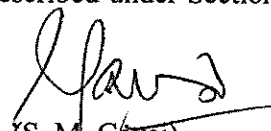
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed 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.
- (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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
-  7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(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. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
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 Region 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)