

F.No.21-99/2016-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 18th May, 2017

To,

M/s Dosti Realty Limited,
Lawrence & Mayo House, 1st Floor,
276, Dr. Road, Fort,
Mumbai - 400001 (Maharashtra)

Email: info@dostigroup.com
Fax: (022) 22055556

Subject: Residential cum commercial project at S. No. 112A, 113/ 114, 117, 118, 119/122A, 123A, 296/297, 318 P. No. 3,4,5,5A,10,11,11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra by M/s Dosti Realty Limited - Environmental Clearance - reg.

Reference: Your online proposal No. IA/MH/MIS/61054/2016 dated 12th December, 2016.

Sir,

This has reference to your online proposal No. IA/MH/MIS/61054/2016 dated 12th December, 2016, submitting the above proposal to this Ministry for grant of Environmental Clearance (EC) in term of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for **Residential cum commercial project** at S.No. 112A, 113/114, 117, 118, 119/122A, 123A, 296/297, 318 P. No. 3,4,5,5A,10,11, 11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra promoted by M/s Dosti Realty Limited, was considered by the Expert Appraisal Committee (Infra-2) in its 13th meeting held on 23rd-25th January, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The project involves construction of residential cum commercial project at S. No. 112A, 113/ 114, 117, 118, 119/ 122A,123A, 296/ 297, 318 P. No. 3,4,5,5A,10,11,11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra promoted by M/s Dosti Realty Limited. The project is located at 18°30'20.31"N Latitude and 73°55'08.46"E Longitude.
- (ii) The total plot area is 48,284.39 m². FSI area is 84,412.73 m² and total built-up area is 1,46,972.99 m². The project comprises of 13 Residential Buildings, 1 Commercial building, and club house. Total 712 Flats and 870 m² of commercial area shall be developed. Maximum height of the building is 68.10 m.
- (iii) During construction phase, total water requirement is expected to be 150 KLD which will be met by tanker water. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary

toilets will be provided during peak labor force. During operational phase, total water requirement will be 419 m³/day of which, fresh water requirement from PMC (Municipal Water Supply) will be 300 m³/day and remaining water requirement (96 m³/day) will be met from recycled water/treated sewage.

- (iv) Wastewater generation will be 362 m³/day and treated in STP of 400 KLD capacity. 96 KLD of treated wastewater will be recycled for flushing. About 239 KLD will be discharged in Municipal sewer lines.
- (v) About 2277 kg/d solid waste will be generated in the project. The biodegradable waste (1366 kg/d) will be processed in mechanical composting (Eco-biocompack) and the non-biodegradable waste generated (911 kg/d) will be handed over to authorized local vendor.
- (vi) Space of 100 m² will be provided for solid waste management.
- (vii) The total power requirement during construction phase is 300 kVA and will be met from MSEDCL and Total power requirement during operation phase is 3.3 MW and will be met from MSEDCL.
- (viii) Rooftop rainwater of building will be recharged in ground through 5 nos. of recharge pits.
- (ix) Parking facility of 1631 Nos. for four wheelers and 2525 Nos. for two wheelers are proposed to be provided against the requirement of 986 and 1510 respectively (as per local norms).
- (x) Proposed energy saving measures would save about 20.6 % of power.
- (xi) It is reported that water bodies namely Irrigation Department's water supply canal (Mutha canal section)- 120 m and Mula- Mutha River (3.5 km) are located within 10 km distance.
- (xii) **Investment/Cost of the project:** Rs. 488 Crore.
- (xiii) There is no court case pending against the project.
- (xiv) **Employment potential:** 160 Nos.
- (xv) **Benefits of the project:** The proposed project will provide good quality housing with all the amenities and waste processing / recycling facilities. The project will generate employment (Labour employment of household activity) during operational phase which will benefit the local population in getting work opportunities. It will create long term employment in activities such as maintenance of the buildings and ancillary services.

4. The EAC, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project **Residential cum commercial project** at S. No. 112A, 113/ 114, 117, 118, 119/ 122A,123A, 296/ 297, 318 P. No. 3,4,5,5A,10,11,11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra promoted by M/s Dosti Realty Limited, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

I. Construction Phase

- (i) 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (ii) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (iii) Construction site shall be adequately barricaded before the construction begins.
- (iv) The building envelope for all air conditioned buildings/ spaces shall be complied with the ECBC. Roofs and opaque walls shall comply with the maximum assembly U factor or the minimum insulation R-value as well as lighting systems and equipment shall comply with the provisions of Energy conservation building Code.
- (v) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (vi) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (vii) Sewage shall be treated in the STP (with tertiary treatment i.e. Ultra Filtration). The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling.
- (viii) As proposed, 5 nos. of rain water recharge pits as per CGWB guidelines.
- (ix) Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. As proposed, 100 m² of area for the proposed building shall be provided for solid waste management within the premises which will include area for segregation, composting etc. The inert waste from project will be sent to dumping site of Municipality. E-waste shall be disposed through authorized E-waste processor re-cyclers.
- (x) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xi) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xii) All the top soil excavated during construction activities shall be stored for use in horticulture/ landscape development within the project site.
- (xiii) Disposal of muck during construction phase shall 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.



- (xiv) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xvi) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xvii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- (xviii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xix) 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 be operated only during non-peak hours.
- (xx) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxi) Fly ash shall be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (xxii) The project proponent shall also comply with conditions stipulated at Annexure-XIV of the amended EIA Notification dated 09.12.2016 and seek the approval of the CGWA before any dewatering for basements.

II. Operation Phase

- (i) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- (ii) Fresh water requirement from Municipal Water Supply shall not exceed 300 m³/day.
- (iii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (iv) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water

quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- (v) No sewage or untreated effluent shall be discharged into storm water drain/river.
- (vi) Solid wastes shall be collected, treated and disposed in accordance with the Solid Waste Management Rules, 2016. No municipal waste should be disposed off outside the premises.
- (vii) Rain water harvesting structure for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pretreatment must be done to remove suspended mater, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- (viii) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power.
- (ix) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (x) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.


PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall



be obtained, as applicable by project proponents from the respective competent authorities.

- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.
- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body 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&CC, 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 sectoral 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 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&CC by e-mail.
- (xiii) This issues with the approval of the Competent Authority.


(Dr. Vinod K. Singh)
Scientist D

Copy to:

- 1) The Principal Secretary, Environment Department, Government of Maharashtra, 15th Floor, New Administrative Building, Mantralaya, Mumbai - 400 032.
- 2) The APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur - 440001.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office

Complex, East Arjun Nagar, New Delhi - 110 032.

- 4) The Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Opp. Cine Planet, Sion Circle, Mumbai-400 022.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.

Vinod K. Singh
18/5/2017
(Dr. Vinod K. Singh)
Scientist D



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: July 20, 2020

To,
Mr. Deepak K. Goradia; DOSTI REALTY LIMITED
at S.No. 112, 112A, 113, 113B, 114, 117, 118, 119, 122, 122A, 123A, 123B, 296, 296/B, 297, 297A, 318/ P. No. 3,4,5,5A,10,11,11A,12,15,16, proposed residential and commercial project at S. No. 112/1A/3/4/5/5A/10/11/11A/12/15/16(p), Plot no. 1, 112/1A/3/4/5/5A/10/11/11A/12/15/16(p), Plot no. 2/DP road, 112/1A/3/4/5/5A/10/11/11A/12/15/16(p), Plot no. 3/Amenity Space, Pune Solapur Road, Hadapsar, Pune, Maharashtra.

Subject: Environment Clearance for AMENDMENT AND EXPANSION IN EC FOR PROPOSED RESIDENTIAL CUM COMMERCIAL PROJECT AT HADAPSAR, PUNE BY DOSTI REALTY LIMITED

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 107th 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 201st meetings.


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

Brief Information of the project submitted by you is as below :-

1.Name of Project	AMENDMENT AND EXPANSION FOR PROPOSED RESIDENTIAL CUM COMMERCIAL PROJECT
2.Type of institution	Private
3.Name of Project Proponent	Mr. Deepak K. Goradia; DOSTI REALTY LIMITED
4.Name of Consultant	Dr. D. A. Patil; Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment and Expansion in Residential cum Commercial project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S.No. 112, 112A, 113, 113B, 114, 117, 118, 119, 122, 122A, 123A, 123B, 296, 296/B, 297, 297A, 318/ P. No. 3,4,5,5A,10,11,11A,12,15,16, proposed residential and commercial project at S. No. 112/1A/3/4/5/5A/10/11/11A/12/15/16(p), Plot no. 1, 112/1A/3/4/5/5A/10/11/11A/12/15/16(p), Plot no. 2/DP road, 112/1A/3/4/5/5A/10/11/11A/12/15/16(p), Plot no. 3/Amenity Space, Pune Solapur Road, Hadapsar, Pune, Maharashtra.
9.Taluka	Hadapsar
10.Village	Hadapsar
Correspondence Name:	Mr. Deepak Goradia
Room Number:	276
Floor:	1st Floor
Building Name:	Lawrence & Mayo House
Road/Street Name:	Dr. D. N. Road
Locality:	Fort, Mumbai
City:	Mumbai

SEIAA Meeting No: 201 Meeting Date: June 23, 2020 (SEIAA-STATEMENT-000000696)
SEIAA-MINUTES-0000003259
SEIAA-EC-0000002311

Page 1 of 14


Shri. Anil Diggikar (Member Secretary SEIAA)

11. Whether in Corporation / Municipal / other area	Pune Municipal Corporation (PMC)
12. IOD/IOA/Concession/Plan Approval Number	Approval received from Pune Municipal Corporation
	IOD/IOA/Concession/Plan Approval Number: CC/3311/16 dated 19.01.2017; Latest Approval: In Process
	Approved Built-up Area: 82834.62
13. Note on the initiated work (If applicable)	No Work Started
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15. Total Plot Area (sq. m.)	48,284.39 m2
16. Deductions	14,010.57 m2
17. Net Plot area	34,273.82 m2
18 (a). Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 102633.62
	Non FSI area (sq. m.): 85110.90
	Total BUA area (sq. m.): 187744.52
18 (b). Approved Built up area as per DCR	Approved FSI area (sq. m.): 102633.62
	Approved Non FSI area (sq. m.): 85110.90
	Date of Approval: 01-01-1900
19. Total ground coverage (m2)	18830.91 m2
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	39%
21. Estimated cost of the project	5340000000

Government of Maharashtra

22. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23. Total Water Requirement

Dry season:	Source of water	PMC
	Fresh water (CMD):	633
	Recycled water - Flushing (CMD):	318
	Recycled water - Gardening (CMD):	17
	Swimming pool make up (Cum):	10
	Total Water Requirement (CMD) :	961
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	544
Wet season:	Source of water	PMC
	Fresh water (CMD):	633
	Recycled water - Flushing (CMD):	318
	Recycled water - Gardening (CMD):	-
	Swimming pool make up (Cum):	10
	Total Water Requirement (CMD) :	961
	Fire fighting - Underground water tank(CMD):	As per CFO NOC
	Fire fighting - Overhead water tank(CMD):	As per CFO NOC
	Excess treated water	561
Details of Swimming pool (If any)	Swimming Pool is provided. Dimensions: 25.0m x 10.0 m x 1.5 m depth	

24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	Level of the Ground water table:	12 - 13 m
	Size and no of RWH tank(s) and Quantity:	Not Applicable
	Location of the RWH tank(s):	Not Applicable
	Quantity of recharge pits:	9 Nos. of recharge pits
	Size of recharge pits :	3 m dia
	Budgetary allocation (Capital cost) :	12 Lakh
	Budgetary allocation (O & M cost) :	1 Lakh / year
	Details of UGT tanks if any :	Domestic and flushing tanks are provided

26.Storm water drainage	Natural water drainage pattern:	Towards North
	Quantity of storm water:	3985.40 m3/hr
	Size of SWD:	300 and 450 mm

27.Sewage and Waste water	Sewage generation in KLD:	888
	STP technology:	MBBR
	Capacity of STP (CMD):	1000
	Location & area of the STP:	STP is in Basement with area: 612 m ²
	Budgetary allocation (Capital cost):	200 Lakh
	Budgetary allocation (O & M cost):	40 Lakh / year

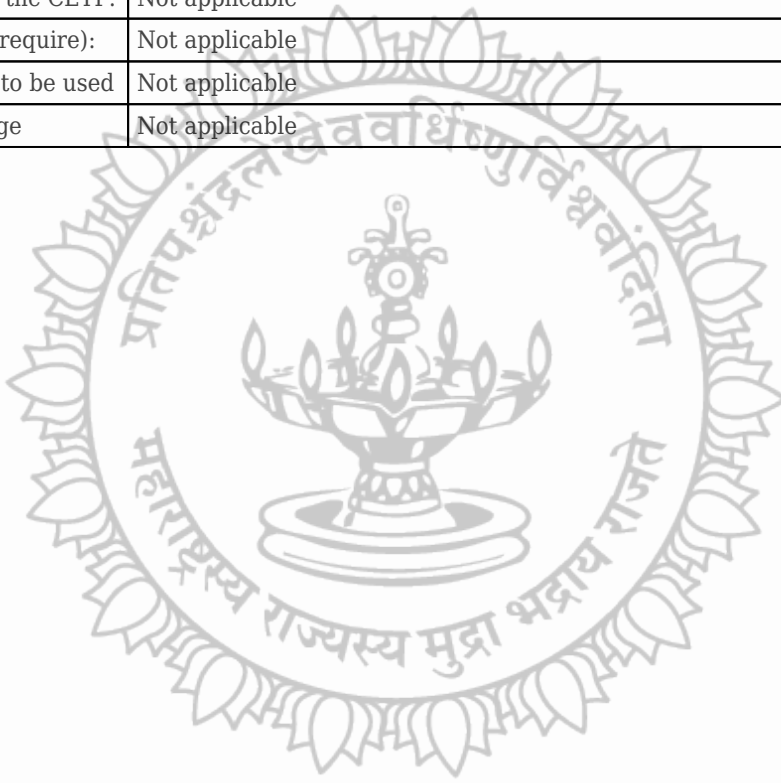
28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Construction Debris waste generation: 5452 m ³
	Disposal of the construction waste debris:	Debris will be used at project site for land filling and back filling
Waste generation in the operation Phase:	Dry waste:	1413 kg/d
	Wet waste:	2119 kg/d
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	9 KLD
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	Dry garbage will be segregated & disposed off to recyclers
	Wet waste:	Wet garbage will be composted using Mechanical Composting Technology and used as organic manure for landscaping.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Sludge will be mixed with the compost to form a soil conditioner which will be used for landscaping purpose
	Others if any:	NA
Area requirement:	Location(s):	Upper Ground Floor
	Area for the storage of waste & other material:	100 m ²
	Area for machinery:	50 m ²
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	96 Lakh
	O & M cost:	38 Lakh/year

Government of Maharashtra

29. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



Government of Maharashtra

30. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31. Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

33. Source of Fuel: Not applicable

34. Mode of Transportation of fuel to site: Not applicable

35. Energy

Power requirement:	Source of power supply :	MSEDCL
	During Construction Phase: (Demand Load)	500 kVA
	DG set as Power back-up during construction phase	500 kVA
	During Operation phase (Connected load):	3.6 MW
	During Operation phase (Demand load):	3.3 MW
	Transformer:	6 X 630 kVA
	DG set as Power back-up during operation phase:	2 x 625 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	No

Energy saving by non-conventional method:

- Energy Efficient lighting using LED Lamps
- Use of high energy efficient pumps for fire fighting, UG Tanks and STP
- LED lights are proposed for common areas such as open spaces, pathways etc.
- Provision of solar hot water and solar PV panels

36. Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Total Energy Saving	22%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	100 Lakhs
	O & M cost:	5 Lakh / year

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water spray for dust suppression	-	5
2	Site sanitation and Potable Water Supply to Labour	-	9
3	Environmental Monitoring	(As per the CPCB guidelines through MoEF Approved laboratories - Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	3
4	Health check-up & first aid	-	5
5	Safety Personal Protective Equipment	(Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)	15
6	Traffic Management	(Sign Boards, Persons at entry exit and Parking area)	4
7	Safety nets	-	10
8	Tyre cleaning and vehicle maintenance	-	3
9	Splid waste management & site maintenance activity	-	3
10	Safety Training to Workers (Twice in Year), Safety Officer	-	6

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
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1	STP (Tertiary)	Continuous O & M Environment Monitoring: Monthly, STP outlet water quality for pH, BOD, COD, SS, FC, Nitrate, Phosphate and O&G	200	40
2	Solar System	Quarterly	100	5
3	Rain water Harvesting	During Rainy Season (cleaning of SWD, contour trenches and filtration units before rainy season)	12	1
4	Solid Waste Composting plant	Continuous O & M Environment Monitoring: Monthly to assess the compost quality	96	38
5	Landscape	Daily	14	2
6	Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories	-	4

39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

No Information Available

Government of
Maharashtra

	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
	Category as per schedule of EIA Notification sheet	8 (b)
	Court cases pending if any	NA
	Other Relevant Informations	NA
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 201st 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:

Specific Conditions:

I	Nil.
II	PP to ensure that CER plan gets approved from Municipal Commissioner.
III	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
IV	SEIAA decided to grant EC for - FSI: 102633.62 m2, Non-FSI:85110.90 m2 and Total BUA: 187744.52 m2 (Plan Approval no-CC/1574/19, Dated-14.10.2019)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	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.
VI	If applicable 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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
VIII	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.
IX	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.

X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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.
XXVIII	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.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
XXXIII	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.

XXXIV	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.
XXXV	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.
XXXVI	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.
XXXVII	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.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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.
XLIX	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 .
L	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.
LI	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.
LII	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 , 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.
LIII	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.

LIV

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.



Government of Maharashtra

SEIAA Meeting No: 201 Meeting Date: June 23, 2020 (SEIAA-STATEMENT-000000696)
SEIAA-MINUTES-0000003259
SEIAA-EC-0000002311

Page 13 of
14


**Shri. Anil Diggikar (Member Secretary
SEIAA)**

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 Environment 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 as per EIA Notification, 2006, and amendments by 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 Environment 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR