

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III/2015 /CR-91 /TC-3  
 Environment department,  
 Room No. 217, 2<sup>nd</sup> floor,  
 Mantralaya Annexe,  
 Mumbai- 400 032.  
 Date: 2<sup>nd</sup> February, 2017.

To,  
 M/s. Gera Developments Pvt. Ltd  
 . "Isle Royale" At S. No. 24, Bavdhan,  
 Taluka Mulshi, Distt. Pune.

Subject: Amendment in Environment clearance for proposed Residential Development "Isle Royale" At S. No. 24, Bavdhan, Taluka Mulshi, Distt. Pune by M/s. Gera Developments Pvt. Ltd

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 51<sup>st</sup> meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 106<sup>th</sup> meeting.

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

The brief information of the project given by PP is as follows: -

|    |  |  |
|----|--|--|
| 1. | Name of Project  | "ISLE ROYALE"<br>S. No. 24, Bavdhan, Taluka Mulshi,<br>Dist. Pune, State Maharashtra   |
| 2. | Name, contact number & address of Proponent                                | Ms. Sunaina Gera<br>020 - 26165580<br>200, Gera Plaza, Boat Club Road , Pune   |
| 3. | Name, contact number & address of Consultant                               | M/s. Ultra-Tech<br>(Environmental Consultancy & Laboratory)<br>Saudamini Commercial Complex ,<br>Building C-3, 2nd Floor,<br>Right Bhusari Colony,<br>Paud Road, Kothrud, Pune.411038.<br>Phone No. 020- 25286109/06 |
| 4. | Consultant (NABET Accreditation)   | NABET Certificate Number: NABET/EIA/1417/RA010   |
| 5. | Type of project: Housing project / Industrial Estate /SRA scheme / MHADA / | Residential (Amendment)  |

|   | Township or others  |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
|---|---|--|---|--------------------|-----------------------------------|-----------------------------------|---|---|--|--|---------------------|---------------------|-------------------------------------|----------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------|
| 6.  | Location of the project   | S. No. 24, Bavdhan, Taluka Mulshi,<br>Dist. Pune, State Maharashtra  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 7.  | Whether in Corporation /<br>Municipal / other area  | Pune Municipal Corporation.  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 8.  | Applicability of the DCR  | PMC-DCR  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 9.  | IOD/IOA/Concession<br>document or any other form<br>of document as<br>applicable(Clarifying its<br>conformity with local<br>planning rules & provision) | CC-3379-15, Dated : 31.12.2015 from Building<br>Development Department Zone no.3 PMC   |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 10.   | Note on the initiated work<br>(If applicable)   | Construction work has been initiated as per EC letter vide<br>SEAC-2010/CR.809/TC.3 dated-21/10/2011 which was<br>further amended on 15th May 2014.  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 11.   | LOI / NOC from MHADA<br>/ Other approvals (If<br>applicable)  | NA   |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 12.   | Total Plot Area (sq. m.)<br>Deductions<br>Net Plot area   | Total Plot Area: 54,062.08 m <sup>2</sup><br>Deductions : 11446.79 m <sup>2</sup><br>Net plot area : 42615.29 m <sup>2</sup>   |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 13.   | Permissible FSI (including<br>TDR etc.)   | 42615.29 m <sup>2</sup>  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 14.   | Proposed Built-up Area<br>(FSI & Non-FSI)   | FSI : 27954.06 m <sup>2</sup> (Existing- 25124.25 m <sup>2</sup> Proposed-<br>2829.81 m <sup>2</sup> )<br>Non FSI : 26651.37 m <sup>2</sup> (Existing-26168.38 m <sup>2</sup> Proposed-<br>482.99 m <sup>2</sup> )<br>Total : 54605.43 m <sup>2</sup>  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 15.   | Ground-coverage<br>Percentage (%)<br>(Note: Percentage of plot not<br>open to sky)  | 6830.41 m <sup>2</sup>   |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 16.   | Estimated cost of the project   | INR 107 Cr   |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| 17.   | No. of building & its<br>configuration(s)   | <table border="1"> <thead> <tr> <th>Existing (as per earlier<br/>recommended in March<br/>2016)</th> <th>Proposed Amendment</th> </tr> </thead> <tbody> <tr> <td>SD units= 10 units<br/>(LG+GF+1UF)</td> <td>SD units= 10 units<br/>(LG+GF+1UF)</td> </tr> <tr> <td>Twin villa= 25 units<br/>(LG+GD+2floors)</td> <td>Twin villa= 25 units<br/>(LG+GD+2floors)</td> </tr> <tr> <td>Tower1 =30 units<br/>(B1+B2+LGF+15floors)</td> <td>Tower1 =30 units<br/>(B1+B2+LGF+15floors)</td> </tr> <tr> <td>Clubhouse=GF+1Floor</td> <td>Clubhouse=GF+1Floor</td> </tr> <tr> <td>Tower 2= 14 units (3P+14<br/>floors)</td> <td>Tower 2= 60 units (15<br/>floors)</td> </tr> <tr> <td>Tower 3= 30 units (3P+15<br/>floors)</td> <td>Tower 3= 30 units (3P+15<br/>floors)</td> </tr> <tr> <td>Block A = 12 units (2P+3</td> <td>Block A =08 units (2P+2</td> </tr> </tbody> </table> | Existing (as per earlier<br>recommended in March<br>2016) | Proposed Amendment | SD units= 10 units<br>(LG+GF+1UF) | SD units= 10 units<br>(LG+GF+1UF) | Twin villa= 25 units<br>(LG+GD+2floors) | Twin villa= 25 units<br>(LG+GD+2floors) | Tower1 =30 units<br>(B1+B2+LGF+15floors) | Tower1 =30 units<br>(B1+B2+LGF+15floors) | Clubhouse=GF+1Floor | Clubhouse=GF+1Floor | Tower 2= 14 units (3P+14<br>floors) | Tower 2= 60 units (15<br>floors) | Tower 3= 30 units (3P+15<br>floors) | Tower 3= 30 units (3P+15<br>floors) | Block A = 12 units (2P+3 | Block A =08 units (2P+2 |
| Existing (as per earlier<br>recommended in March<br>2016) | Proposed Amendment  |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| SD units= 10 units<br>(LG+GF+1UF)                         | SD units= 10 units<br>(LG+GF+1UF)   |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| Twin villa= 25 units<br>(LG+GD+2floors)                   | Twin villa= 25 units<br>(LG+GD+2floors)   |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| Tower1 =30 units<br>(B1+B2+LGF+15floors)                  | Tower1 =30 units<br>(B1+B2+LGF+15floors)  |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| Clubhouse=GF+1Floor                                       | Clubhouse=GF+1Floor   |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| Tower 2= 14 units (3P+14<br>floors)                       | Tower 2= 60 units (15<br>floors)  |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| Tower 3= 30 units (3P+15<br>floors)                       | Tower 3= 30 units (3P+15<br>floors)   |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |
| Block A = 12 units (2P+3                                  | Block A =08 units (2P+2   |  |   |                    |                                   |                                   |   |   |  |  |                     |                     |                                     |                                  |                                     |                                     |                          |                         |

|     |  |   |         |
|-----|--|---|---------|
|     |  | Floors)   | Floors) |
| 18. | Number of tenements and shops  | Tenements<br>Existing (as per earlier recommended in March 2016) =121<br>Proposed Amendment= 163  |         |
| 19. | Number of expected residents / users   | Existing (as per earlier recommended in March 2016) =605<br>Proposed Amendment= 815   |         |
| 20. | Tenement density per hector  | 30 per hector   |         |
| 21. | Height of the building(s)  | Existing (as per earlier recommended in March 2016) =48.80m (max.)<br>Proposed Amendment=current maximum ht. 48.70  |         |
| 22. | Right of way (Width of the road from the nearest fire station to the proposed building(s))                                 | 12 m wide external road, nearest fire station Kothrud Stand fire station  |         |
| 23. | Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation | Turning radius for easy access of fire tender movement from all around the building is 9 m  |         |
| 24. | Existing structure(s)  | Construction work has been initiated as per EC letter vide SEAC-2010/CR.809/TC.3 dated-21/10/2011   |         |
| 25. | Details of the demolition with disposal (If applicable)  | Not Applicable  |         |
| 26. | Total Water Requirement  | Residential & Commercial :<br>Existing:<br>Dry season :<br>Source: PMC<br>Fresh water: 92 m3/day<br>Recycled water (Flushing): 48 m3/day<br>Recycled water (Gardening): 28 m3/day<br>HVAC Makeup: NA<br>Total Fresh water Requirement : 92 m3/day<br>Excess treated water: 40 m3/day<br>Swimming Pool: 4 m3/day (Through tankers)<br>Firefighting (Cum): 275 m3 |         |

|     |                              |  |
|-----|------------------------------|--|
|     |                              | <p>Wet Season:<br/> Fresh water: 92 m3/day<br/> Recycled water(Flushing): 48 m3/day<br/> Recycled water (Gardening):NIL<br/> HVAC Makeup: NA<br/> Total Fresh water Requirement : 92 m3/day<br/> Excess treated water: 68 m3/day<br/> Swimming Pool : 2.5 m3/day (Through tankers)<br/> Firefighting (Cum): 275 m3</p>   |
| 27. | Details about Swimming Pool: | <p>Dimension of Swimming Pool: –<br/> Main Pool: 4,65,000lit<br/> Kids Pool: 80,000lit<br/> Balancing Tank:50,000lit<br/> Jaccuzi:50,000lit<br/> Balancing tank for Jaccuzi:2,000lit<br/> Total water Requirement:<br/> Water requirement for make-up: 4.5cmd</p> <p>Details of Plant &amp; Machinery used for treatment of Swimming pool water: Attached list Annexure<br/> Budgetary allocation (Capital cost and O &amp; M cost)<br/> Capital Cost: Rs. 89 lacs<br/> O &amp; M Cost: Rs. 30,000/month</p> |
| 28. | Rain Water Harvesting (RWH)  | <p>Residential:<br/> Level of the Ground water table: --<br/> Size and no of RWH tank(s) and Quantity : NA<br/> Location of the RWH tank(s) :- NA<br/> Size, no of recharge bore well and Quantity: 2mX2mX2m<br/> Recharging Pit with Bore well-- 20<br/> Grease cum Desilting chamber- NA -<br/> Surface RWH Units: -NA-<br/> Budgetary allocation (Capital cost and O &amp; M cost)<br/> Capital Cost :- Rs.6,08,000-/<br/> O &amp; M cost :- Rs.44,000 /- annum</p>                                       |
| 29. | UGT tanks                    | <p>Residential:<br/> Centralized UGWT<br/> Domestic UG tank Capacity: 138m3<br/> Flushing UG tank Capacity: 114 m3<br/> Tower 1 UGWT<br/> Domestic UG tank Capacity: 30m3<br/> Fire UG tank Capacity: 75 m3<br/> Tower 2 &amp; 3 UGWT<br/> Domestic UG tank Capacity: 77m3<br/> Fire UG tank Capacity: 200 m3</p>  |
| 30. | Storm water drainage         | <p>Natural water drainage pattern: - Along with internal road side &amp; as per contour slop of the plot<br/> Quantity of storm water: - 0.42 m3/sec<br/> Size of SWD :- 300mm dia 2 Nos. pipe</p>   |

| 31.   | Sewage and Waste water   | Residential:<br>Sewage generation (CMD): 119 m <sup>3</sup> /day<br>Capacity of STP (CMD): 120 m <sup>3</sup><br>STP technology: MBBR<br>Budgetary allocation (Capital cost and O & M cost):<br>Capital Cost: - Rs.40,00,000<br>O & M cost: - Rs. 8,52,255  |          |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |
|-------|--|---|----------|-------------|----------------|----------|---|-------|---------------------|---|---|------------|------------------|----|---|-----------------|-----------------|---|---|----------------|----------------|---|---|--------|-------------------|----|
| 32.   | Solid waste Management   | Waste generation in the pre-Construction and Construction phase:<br>Waste generation: 25kg/day<br>Quantity of the top soil to be preserved: 4000 cum<br>Disposal of the construction waste debris: This material shall be used for back filling and leveling of the road<br><br>Waste generation in the operation phase Residential :<br>Biodegradable waste: 220 kg/day<br>Non-Biodegradable : 147 kg/day<br>Hazardous waste: NA<br>Biomedical waste(Kg/month)(If applicable): Nil<br>STP sludge: 14 kg/day<br><br>Mode of Disposal of waste:<br>Dry waste:- Handed over to SWaCH agency<br>Wet waste: OWC<br>E-waste: N.A<br>Hazardous waste: N. A.<br>Biomedical waste (Kg/month) (If applicable):<br>STP sludge: Used as manure<br><br>Area Requirement:<br>Location: -<br>Total area provided for the storage and treatment of the solid waste: 8.6m x 4.1 m<br><br>Budgetary allocation<br>Capital Cost :- Rs. 7.0 Lakh<br>O & M cost :- Rs.1.20 Lakh/annum |          |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |
| 33.   | Green Belt Development<br>Mandatory RG area: 4648.07 m <sup>2</sup><br>Additional Green area: On Podium: 1261 m <sup>2</sup><br><br>Number & list of trees species to be planted in the ground RG: 581 <table border="1" data-bbox="414 1545 1356 1794"> <thead> <tr> <th>S.no.</th> <th>Common Name</th> <th>Botanical Name</th> <th>Quantity</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Amala</td> <td>Phyllanthus emblica</td> <td>7</td> </tr> <tr> <td>2</td> <td>Amba/Mango</td> <td>Mangifera indica</td> <td>27</td> </tr> <tr> <td>3</td> <td>Cassia javanica</td> <td>Cassia javanica</td> <td>8</td> </tr> <tr> <td>4</td> <td>Cassia fistula</td> <td>Cassia fistula</td> <td>8</td> </tr> <tr> <td>5</td> <td>Chinch</td> <td>Tamarindus indica</td> <td>28</td> </tr> </tbody> </table> |   | S.no.    | Common Name | Botanical Name | Quantity | 1 | Amala | Phyllanthus emblica | 7 | 2 | Amba/Mango | Mangifera indica | 27 | 3 | Cassia javanica | Cassia javanica | 8 | 4 | Cassia fistula | Cassia fistula | 8 | 5 | Chinch | Tamarindus indica | 28 |
| S.no. | Common Name  | Botanical Name  | Quantity |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |
| 1     | Amala  | Phyllanthus emblica   | 7        |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |
| 2     | Amba/Mango   | Mangifera indica  | 27       |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |
| 3     | Cassia javanica  | Cassia javanica   | 8        |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |
| 4     | Cassia fistula   | Cassia fistula  | 8        |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |
| 5     | Chinch   | Tamarindus indica   | 28       |             |                |          |   |       |                     |   |   |            |                  |    |   |                 |                 |   |   |                |                |   |   |        |                   |    |

|    |                              |                          |    |
|----|------------------------------|--------------------------|----|
| 6  | Chiku/Sapota                 | Achras sapota            | 10 |
| 7  | Ficus Panda                  | Ficus Panda              | 89 |
| 8  | Ficus Benjamina              | Ficus benjamina          | 63 |
| 9  | Jambhul/Jamun                | Syziium cumminii         | 20 |
| 10 | Kadunimb                     | Azadirachta indica       | 40 |
| 11 | Kadamb                       | Anthocephalus kadamba    | 30 |
| 12 | Naral/Coconut                | Cocos nucifera           | 40 |
| 13 | Plumeria alba/Chafa<br>White | Plumeria alba            | 54 |
| 14 | Plumeria rubra/Chafa<br>Red  | Plumeria rubra           | 54 |
| 15 | Peru/Guava                   | Psidium guajava          | 10 |
| 16 | Parijat                      | Nectanthus arbor-tristis | 10 |
| 17 | Ram phal                     | Annona reticulata        | 20 |
| 18 | Tabebuia                     | Tabebuia rosea           | 4  |
| 19 | Wad                          | Ficus benghalensis       | 20 |

Number & list trees species to be planted around the border of nallah/ steam/ pond (If any):  
NA

Total existing trees: 140

Trees to be retained as it is: 108

Trees to be transplanted at later stage: 32

Trees to be cut at later stage: 00

Number, Size, Age and Species of trees to be cut, trees transplanted:

List of trees to be transplanted

| SN | Common Name   | Quantity |
|----|---------------|----------|
| 1  | Hivar         | 1        |
| 2  | Phanasi       | 9        |
| 3  | Mahua         | 4        |
| 4  | Patang        | 1        |
| 5  | Shiras        | 1        |
| 6  | Mogari        | 3        |
| 7  | Dhaman        | 5        |
| 8  | Asana         | 1        |
| 9  | Bartondi      | 1        |
| 10 | Chilar        | 5        |
| 11 | Papadi shiras | 1        |
|    | Total         | 32       |

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

Budgetary allocation:

Capital Cost- Rs. 56.42 Lakhs

O & M Cost: Rs. 9.03 Lakhs/annum

|     |        |   |
|-----|--------|---|
| 34. | Energy | Power Supply:<br>No of Transformer: 1) Tower T1: 1 No 630 kVA<br>2) Tower T2 & T3: 1 No |
|-----|--------|---|

|         |  | <p>630kVA &amp; 1 No 500 kVA</p> <p>3) 1 No 630kVA Existing Transformer for 18 Nos. Villas + Common load &amp; Proposed load for Block A</p> <p>4) 1 No 630kVA Transformer for 17 Nos Villas +315 kVA as per MSEDCL requirement.</p> <p>Total DG power consumption :</p> <p>DG back up is provided for All common load, Firefighting load &amp; 7.5 kW per flat for Tower 1, 2, 3 &amp; Block A.</p> <p>D.G. Set shall be provided in case of power failure only</p> <p>Energy saving measures</p> <p>Energy Saving using T5 fixture with Electronic Ballast Against T8. FTL fixture with Electromagnetic ballast for all buildings 31.2 % of saving</p> <p>Energy Saving using Automatic Timer operation Against Manual operation for External &amp; common Lighting 16.67% of saving</p> <p>Saving in losses using High Efficient Transformer Against Conventional Transformer 14.45% of saving</p> <p>Energy Saving using Solar water heater is 67.12 % of saving</p> <p>Compliance of the ECBC guidelines: (Yes/No) (If yes then submit compliance in tabular form):</p> <p>Budgetary allocation (Capital cost and O&amp;M cost)</p> <p>Capital Cost: Rs. 152.00 Lakhs</p> <p>O &amp; M Cost: Rs. 7.8 Lakhs/annum</p> <p>Number and capacity of the DG sets to be used:</p> <p>1) 1 No 315kVA &amp; 1 No 125 kVA DG Set (Existing) for 35 Nos Villas</p> <p>2) 1 No 100kVA DG Set (Existing) for Club house &amp; common load</p> <p>3) 1 No. 380 kVA DG set for Tower 1.</p> <p>4) 2 Nos. 250 kVA DG set for Tower 2 &amp; 3</p> <p>5) 1 No 100kVA DG Set for Block A</p> <p>D.G. Set Capacity shall be provided in case of power failure only.</p> <p>• Type of fuel used: HSD</p> |   |           |                           |   |   |          |    |      |
|---------|--|--|---|-----------|---------------------------|---|---|----------|----|------|
| 35.     | Environmental Management plan Budgetary Allocation | <p>Environmental Management plan Budgetary Allocation: During Operation Phase:</p> <table border="1" data-bbox="730 1556 1449 1803"> <thead> <tr> <th data-bbox="730 1556 810 1747">Sr. No.</th> <th data-bbox="810 1556 1034 1747">Parameter</th> <th data-bbox="1034 1556 1225 1747">Set up cost (Rs. In lacs)</th> <th data-bbox="1225 1556 1449 1747">Operational &amp; Maintenance Cost (per year) (Rs. In lacs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="730 1747 810 1803">1</td> <td data-bbox="810 1747 1034 1803">STP Cost</td> <td data-bbox="1034 1747 1225 1803">40</td> <td data-bbox="1225 1747 1449 1803">8.52</td> </tr> </tbody> </table>   | Sr. No.   | Parameter | Set up cost (Rs. In lacs) | Operational & Maintenance Cost (per year) (Rs. In lacs) | 1 | STP Cost | 40 | 8.52 |
| Sr. No. | Parameter  | Set up cost (Rs. In lacs)  | Operational & Maintenance Cost (per year) (Rs. In lacs) |           |                           |   |   |          |    |      |
| 1       | STP Cost   | 40   | 8.52  |           |                           |   |   |          |    |      |

|     |  |                               |                                 |  |                                |  |
|-----|--|-------------------------------|---------------------------------|--|--------------------------------|--|
|     |  | 2                             | Swimming Pool                   | 89.00  | 3.60                           |  |
|     |  | 3                             | Rain Water Harvesting           | 60.80  | 0.44                           |  |
|     |  | 4                             | Environmental Monitoring        | MoEFCC approved laboratory                       | 18.20                          |  |
|     |  | 5                             | Gardening                       | 56.42  | 9.03                           |  |
|     |  | 6                             | Solid waste                     | 5.00   | 0.80                           |  |
|     |  | 7                             | Energy Saving                   | 90   | 8.0                            |  |
|     |  |                               | Total                           | 341.22   | 48.59                          |  |
| 36. | Traffic Management<br>Parking efficiency statement:  |                               |                                 |  |                                |  |
|     | Parking efficiency statement   |                               |                                 |  |                                |  |
|     | Level  | Required Equivalent Car Space | Proposed car parking nos.<br>4W | Required area for proposed park as per NBC norms | Proposed Parking Area (Sq.mt.) | Provided Equivalent Car Space (Sq.mt.) |
|     | A  | B                             | C                               | D  | E                              | F                                      |
|     | Lower Parking  | 35                            | 324                             | 11340  | 11689.14                       | = 36.07                                |
| 37. | CRZ/RRZ clearance obtain ,if any   | N.A                           |                                 |  |                                |  |
| 38. | Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries | N.A                           |                                 |  |                                |  |
|     | Check list 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          | Office of Chief Fire Office     | 21.10.2015                                       |                                |  |
| 40. | HRC NOC for the above said building structure(s) (If applicable)   | --                            | --                              | ---  |                                |  |
| 41. | NOC for the above said building structure(s) from the Aviation authority (If applicable)                 | NA                            | NA                              | NA   |                                |  |



|     |  |            |        |            |
|-----|--|------------|--------|------------|
| 42. | Consent for the water for the above said detail(s)   | Received   | PMC    | 17.01.2015 |
| 43. | Consent for the drainage for the above said detail(s)  | Received   | PMC    | 19.01.2015 |
| 44. | Consent for the electric supply for the proposed demand  | In process | MSEDCL | --         |
| 45. | Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable) | NA         | NA     | NA         |
| 46. | Court Order (If applicable)  | NA         | --     | --         |
| 47. | Solid Waste NOC  | Received   | SWACH  | 04.06.2016 |
| 48. | Bio-Medical Waste NOC  | NA         | --     | ---        |
| 49. | HT line NOC  | Received   | MSETC  | 19.12.2012 |

3. The proposal has been considered by SEIAA in its 106<sup>th</sup> meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

**General Conditions for Pre- construction phase: -**

- (i) PP obtained earlier EC wide number SEAC-III/2015/CR-91/TC-3 dated 31.12.2015 for built up area of 51292.63 Sq.m. out of total proposed built up area of 54605.43Sq.m. Now this EC is issued in supersession of earlier EC dated 31.12.2015.
- (ii) This Environmental Clearance is issued for sanctioned Built up Area to 54605.43 Sq.m. which is approved by Competent Authority.
- (iii) 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.

- (iv) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- (v) PP has to abide by the conditions stipulated by SEAC& SEIAA.
- (vi) 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.
- (vii) "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.
- (viii) 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 fire fighting 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.

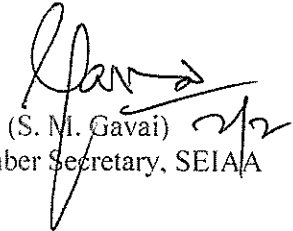
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nightttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) Traffic congestion near the entry 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.
- (xxxiii) 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.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) 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://ep.maharashtra.gov.in>.
  - (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
  - (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
  - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
  - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - (xiii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
  5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29<sup>th</sup> April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
(S. M. Gavai)  
Member Secretary, SEIAA

**Copy to:**

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

(EC uploaded on )

