STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2015/CR-17/TC-2
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 4th June 2016

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

Subject: Environment clearance for proposed Residential development on Hissa No.1/1+1/2+1/3+1/4+1/5+1/6+1/7+1/8+1/9+1/10+1/11+1/15+1/17+1/18+1/20+1/21+1/22+1/23+1/24+1/25+1/26+1/28 at S.No.9to14, Village Keshavnagar Mundhawa, Tehsil Haveli, District Pune by M/s. Pinni Co-Operative Housing Society & Sharad Co Operative Housing Society, Developer Oxford Realty LLP.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 38th 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 97th meeting.

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

Brief Information of the project submitted by you is as-

1.	Name of Project	Godrej Infinity
2.	Project Proponent	Mr. Anirudha Uttam Seolekar 501 Kensington Court, Lane No. 5, Off North Main Road, Koregaon Park, Pune 411001 Phone: +91020 26158000
3.	Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
4.	Accreditation of consultant (NABET Accreditation)	NABET Certificate No. NABET/EIA1417/RA010
5.	Type of project: Housing project /Industrial Estate/SRA scheme/ MHADA /Township or others	Proposed Residential Development with convenient shopping
6.	Location of the Project	S.No 9 to 14, HISSA NO. 1/1 +1/2 +1/3 + 1/4+ 1/5+ 1/6+ 1/7+ 1/8+ 1/9 + 1/10+ 1/11+ 1/15 + 1/17+ 1/18+1/20 +1/21 +1/22+ 1/23+1/24+1/25+1/26+1/28, Keshavnagar

		Mundhawa, Tal: Haweli, Dist: Pune
7.	Whether in Corporation /Municipal/other area	Gram panchayat, Mundhwa
8.	Applicability of the DCR	Town Planning ,Pune
9.	IOD/IOA/Concessiondocumentoranyotherformofdocumentasapplicable(Clarifyingitsconformitywith local planning rules & provision)	Sanctions received vide letter no.PRN/NASR/03/2015 dated 23/03/2015from the Town Planning plot area (1,73,800 m^2)
10.	Note on the initiated work (If applicable)	No work has been initiated
11.	LOI/ NOC from MHADA /Other approvals (If applicable)	Not Applicable
12.	Total Plot Area(sq.m.) Deductions Net Plot area	Total: 1,73,800.00 m^2 Deductions: 3,666.45 m^2 Net Plot area:1,30,151.66 m^2.
13.	Permissible FSI (including TDR etc.)	2,08,139.06m^2
14.	Proposed Built-up Area (FSI &Non-FSI)	FSI :2,07,925.29m^2 Non FSI :1,81,940.45m^2 Total BUA: 3,89,865.74 m^2
15.	Ground coverage Percentage (%) (Note: Percentage of plot not open to sky)	48,574.86 m^2(37%)
16.	Estimated Cost of the Project	INR 1709Crs.
17.	No. of building & its configuration(s)	16 Residential Building,
18.	Number of tenants and shops	2660 Tenements + 24 Shops
19.	Number of expected residents/users	Fixed:13300Nos. Floating:100 Nos.
20.	Tenant density per hector	204/Ha
21.	Height of the building(s)	Maximum Height : 99.86 m
22.	Rightofway(Widthoftheroadfromthenearestfirestationtotheproposedbuilding(s))	12 m. Yerwada Fire Brigade Station
23.	Turningradiusforeasyaccessoffiretendermovementfromallaroundthebuildingexcluding the width for the plantation	9 m
24.	Existing structure(s)	No existing structure on site.
25.	Details of the demolition with disposal (If	N.A.

	applicable)	
26.	Total Water Requirement	Dry season: Source: Gram panchayat Keshavnagar Mundhawa • Total Water Requirement :1199 m^3/day • Recycled water (Flushing): 602m^3/day • Recycled water(Gardening): 102 m^3/day • HVACMakeup: NA • Total Fresh water Requirement : 1199m^3/day • Excess treated water: 700 m^3/day • Swimming Pool: 12 m^3/day (From Tankers) • Fire Fighting (m^3): Phase IA:300 Phase II :300 Phase III:200 Phase IV:150 Wet Season: • Freshwater : 1199 m^3/day • Recycled water(Flushing): 602 m^3/day • Recycled water(Gardening): Nil • HVAC Makeup: NA • Total Fresh water Requirement : 1199 m^3/day • Excess treated water: 802 m^3/day • Swimming Pool: 12 m^3/day(From Tankers) • Fire Fighting(m^3) Phase IA:300 Phase II :300 Phase III:200 Phase IV:150 Commercial: (Included in Residential) Dry season: Source: • Freshwater: NA • Recycled water(Flushing):NA • Recycled water(Gardening):NA • HVAC Makeup :NA • Total Fresh water Requirement: NA • Excess treated water: NA • Swimming Pool: NA • Fire Fighting(Cum): Considered in Residential Wet Season: NA

<table>
<tr><td></td><td></td><td>• Freshwater: NA
• Recycled water(Flushing):NA
• Recycled water(Gardening):NA
• HVAC Make up: NA
• Total Fresh water Requirement: NA
• Excess treated water: NA
• Swimming Pool: NA
• Firefighting(Cum):Considered in Residential</td></tr>
<tr><td>27.</td><td>Details about Swimming Pool:</td><td>Dimension of Swimming Pool:
• 10m x 25m x1.25m
• 15m x 25m x 1.25m
Water requirement for make up in KLD: 12

Details of Plant &Machinery used for treatment of Swimming pool water:
• Sand Filter
• Carbon Filter
• Hair Filter
• Disinfection (Chlorination)
• Pumping set
Details of quality to be achieved for swimming pool water and parameters to be monitored:
<table>
<tr><th>Sr.no</th><th>Characteristic</th><th>Unit</th><th>Tolerance</th></tr>
<tr><td>1</td><td>pH Value</td><td>----</td><td>7.5-8.5</td></tr>
<tr><td>2</td><td>Total Alkalinity as $CaCO_3$</td><td>mg/l</td><td>50-500</td></tr>
<tr><td>3</td><td>Aluminum (as Al)</td><td>mg/l</td><td>0-1</td></tr>
<tr><td>4</td><td>Total Residual Chlorine</td><td>mg/l</td><td></td></tr>
<tr><td>a</td><td>At inlet</td><td>mg/l</td><td>0.5</td></tr>
<tr><td>b</td><td>At Outlet</td><td>mg/l</td><td>0.2</td></tr>
<tr><td>5</td><td>Oxygen absorbed in 4 Hrs at 27^{O} C</td><td>mg/l</td><td>1.0</td></tr>
<tr><td>6</td><td>Total Dissolved Solids</td><td>mg/l</td><td>1500</td></tr>
<tr><td>7</td><td>Chloride</td><td>mg/l</td><td>500</td></tr>
<tr><td>8</td><td>Iron</td><td>mg/l</td><td>0.1</td></tr>
<tr><td>9</td><td>Heavy metal (as Pb)</td><td></td><td>0.1</td></tr>
<tr><td>10</td><td>Colour</td><td>Hazen Unit</td><td>10</td></tr>
<tr><td>11</td><td>Turbidity</td><td>NTU</td><td>10</td></tr>
<tr><td>12</td><td>Odour</td><td>Odourless</td><td>Odorless</td></tr>
<tr><td>13</td><td>Taste</td><td>Palatable</td><td>Palatable</td></tr>
</table></td></tr>
<tr><td>28.</td><td>Rainwater</td><td>• Size and no of RWH tank(s) and Quantity:NA</td></tr>
</table>

	Harvesting(RWH)	• Location of the RWH Tank(s):NA • Size of the Recharge bore well: 3m x 3m x 3m • No of Recharge bore well: 21 nos. • Open Well system: 2 No.'s (5m dia x 5m deep) • Commercial: • No. of RWH tanks: NA • Capacity of RWH tanks: NA • Location of the RWH tank(s): NA • No of recharge pits: NA • Budgetary allocation Capital cost: Rs.87.51acs O &M Cost: Rs. 5.0 Lacs/ Annum
29.	UGT Tanks	Residential: Location of the UGT Tanks: Domestic UG tank Capacity: (m^3) Phase-IA: 150KL +300 KL Phase-II : 200 KL+200KL Phase -III:100KL+ 100KL Phase-IV: 20KL+35KL Flushing UG tank Capacity: Phase-IA:200KL Phase IB:150KL Phase-II : 210KL Phase -III:100KL Phase-IV :50KL Fire UG tank Capacity: Phase-IA: 300KL Phase-II : 300KL Phase -III:200KL Phase-IV : 150KL Commercial: Considered in Residential Domestic UG tank Capacity: NA Flushing UG tank Capacity: NA Fire UG tank Capacity: NA
30.	Storm water drainage	• Natural water drainage pattern: South East to North West • Quantity of storm water: 7.1 cum/sec • Size of SWD: varying from 0.3x0.4 m to 1.00x1.30m at outfalls (in total 4 outfalls have been proposed)
31.	Sewage and Wastewater	Residential: • Sewage generation :1620 m^3/day • Capacity of STP:335KLD, 400 KLD, 555KLD, 260 KLD & 75 KLD • STP technology: MBBR • Location Of STP :

		Near Tower 3: 335 KLD
		Near Tower 5: 400 KLD
		Near Tower 8: 555 KLD
		Near Tower 12: 260 KLD
		Near Tower 16: 75 KLD
		• Area:1,850 m^2
		• DG sets: Considered in the common load.
		
		• Budgetary Allocation:
		  • Capital Cost:Rs410 lacs
		  • O & M cost : Rs 54 lacs/annum
		Commercial: Considered in the Residential
		• Sewage generation :NA
		• Capacity of STP:NA
		• STP technology: NA
		• Location Of STP : NA
		• Area: NA
		• DG sets: Considered in the common load.
		• Budgetary Allocation:
		• Capital Cost: NA
		• O & M cost : NA

32.	Solid Waste Management	Waste generation in the pre-Construction and Construction phase: • Quantityofthetopsoiltobepreserved:36,287.5 m^3 • Disposaloftheconstructiondebris:2,03,210.0 m^3 This material shall be used back filling . Residential Plot: Waste generation in the operational Phase: • Bio-degradable waste: 3431/day • Non-Bio-degradable waste: 2288 kg/day • E-waste: NA • Hazardous waste: NA • Bio-medical waste (Kg/month) (If applicable): NA • STP sludge: 243 kg/day Mode of Disposal of waste: • Dry waste :Handed over to authorized recyclers. • Wet waste: Organic Waste Converter. • E-waste: NA • Hazardous waste: NA • Biomedical waste(Kg/month)(If applicable): NA • STP sludge: Used as Manure

		Area requirement: • Location of OWC: Near Entrance • Area for the storage and treatment of the solid waste: 295 m^2 Budgetary allocation (Capital cost and O&M cost) • Capital Cost: Rs.53.00 Lacs • O & M Cost: Rs. 8.00 Lacs /annum

33. Green Belt Development

TotalRGArea:17,013.36 m^2

Plantation:

Number & list of trees species to be planted in the ground RG: 1810nos

Sr no.	Botanical Name	Common Name	Specifications	Nos.
1	*Aegelemarmelos*	Bel	Small deciduous tree with edible fruits that attracts birds	15
2	*Albizialebbeck*	Shirish	shade giving tree with a large canopy,Nitrogen Fixing tree.	25
3	*Angoeissuslatifolia*	Dhawda	Large desiduous tree with fruits that attract birds	10
4	*Anthocephaluskadamba*	Kadamba	Evergreen tree with large canopy and fragrant flowers.	15
5	*Azardirachtaindica*	Neem tree	Shady,Fast growing, large evergreen tree with white fragrant flowers	30
6	*Bauhinia purpurea*	Kanchan	Small, deciduous tree with pink fragrant flowers, attracts butterflies	10
7	*Bombaxceiba*	silk Cotton Tree	Medium canopy tree with birds and butterflies attracting flowers	15
8	*Buteamonosperma*	Flame of Forest	Large canopy tree with beautiful orange flowers and medicinal properties	11
9	*Cassia fistula*	Golden shower tree	Medium, fast growing deciduous tree with yellow flowers, acts as butterfly host.	15
10	*Cassia nodosa*	Pink Casia	Large canopy tree with showy ,birds and butterflies attracting flowers	20
11	*Caryotaurens*	Fishtail Palm	tall growing palm, attracts birds , good for roadside planting	15
12	*Cordiagharaf*	Gondan	Small deciduous tree with edible fruits that attracts birds	15
13	*Crataevareligiosa*	Varun	Medium canopy tree which comes along river	10
14	*Dalbergialanceolaria*	Phanshi	Small deciduous tree with edible fruits that attracts birds	15
15	*Dalbergialatifolia*	Shisam	Large desiduous tree with edible fruits that attracts birds	10
16	*Sesbaniagrandiflora*	Agati	Beautiful flowers ,Nitrogen fixing tree	15
17	*Tamarindusindica*	Tamrind	Long lived tropical evergreen tree with a spreadinbg crown and evergreen foliage, with brown sticky fruit of sour taste.	25

	18	*Tectonagrandis*	Teak	Large deciduous tree, that attract birds .	15
	19	*Terminalia bellirica*	Beheda	Large deciduous tree, that attract birds	10
	20	*Terminalia catappa*	Indian Almond Tree	Shady, medium sized tree. Forms its canopy like an umbrella. And good nesting habitat and food source for birds .	25
	21	*Erythrinaindica*	Pangara	Large canopy tree with beautiful red flowers	20
	22	*Ficusbenghalensis*	Wad	Large canopy tree, forms nesting habitat for birds	10
	23	*Ficusglomerata*	Umber	Large canopy tree, forms food source and nesting habitat for birds.	15
	24	*Ficusmicrocarpa*	Nandruk	Large evergreen tree forming nesting habitat for birds	15
	25	*Hardwickiabinata*	Anjan	Large deciduous tree that attracts bird	15
	26	*Largerstroemiaflosreginae*	Pride of India	Shady, medium sized tree with beautiful purple flowers. Also known as the State flower tree of Maharashtra.	15
	27	*Madhucalongifolia*	Moha	Large deciduous tree, that attract birds	15
	28	*Mesuaferrea*	Nagkesar	Flowering, medicinal tree with birds and butterflies attracting flowers	10
	29	*Micheliachampaca*	Champak Tree	Shady, medium sized evergreen tree with fragrant yellow flowers. Acts as a butterfly host.	25
	30	*Millingtoniahortensis*	Indian Cork Tree	Shady ,large, evergreen tree with white fragrant flowers	20
	31	*Mimusopselengi*	Bakul	Large evergreen tree with fragrant flowers, attracts bees, birds	30
	32	*Moringaoleifera*	Drumstick Tree	Edible vegetable ,Nitrogen Fixing tree.	10
	33	*Ougeiniaoojeinensis*	Kala Palas	Large deciduous tree with beautiful flowers that attracts birds	20
	34	*Plumeria alba*	Frangipani White	Small, evergreen ornamental tree with white fragrant flowers	15
	35	*Pongamiapinnata*	Karan	Large deciduous tree that attracts birds	15
	36	*Putranjivaroxburghii*	Putranjiva tree	Shady, medium sized tree with drooping form.	15
	37	*Salix tetrasperma*	Indian Willow	Shady, medium sized tree. And good nesting habitat and food source for birds and good riparian tree	10
	38	*Saracaasoca*	Sitaashok Tree	Shady, medium sized tree with red and yellow flowers.	15
	39	*Schlecheiraoleosa*	Kusum Tree	Shady, medium sized tree. And good nesting habitat and food source for birds	10

40	*Annonacherimola*	Custard Apple	Decidious tree grows well in warm climatic conditions, can tolerate long periods of dry weather	15
41	*Atrocarpusintegrifolia*	Jackfruit	Nesting habitat for birds. Dense foliage creates nice shade under it.	20
42	*Atrocarpuslachuca*	Breadfruit	Large tree, nesting habitat for birds and bears ample fruits during season.	15
43	*Carica papaya*	Papai	Grows well in warm conditions and attracts bees	20
44	*Carissa Caranda*	Karanda	Native trees bearing bright color fruits, attracting birds. Planted along slopes and has excellent soil-retention capacity	20
45	*Citrofortunellamitis, Citrus mitis*	Orange	Plants require maximum sunlight to flower and fruit properly.	20
46	*CocosNucifera*	Coconut Tree	Known as Kalpataru -since every part of the tree is used.	30
47	*Emblicaofficinalis*	Aawala	Small deciduous tree that bears medicinal fruits.	30
48	*Ficuscarica*	Anjeer	Delicious variety. Attracts a lot of birds. Needs a sunny location and less water.	25
49	*Mangiferaindica*	Mango	Strawberry is an attractive, lucious, tasty and nutritious fruit with a distinct and pleasant aroma, and delicate flavour	30
50	*Manilkarazapota*	Chickoo	A real tasty variety of Sapota. The tree too is very ornamental and evergreen. One of the easiest to take care of. Plants are slow growing.	20
51	*Musa cavendishii*	Banana	Year-around flowering, Flowers in flushes throughout the year	20
			Total	1810 nos

EXISTING TREES

Botanical Name	Nos
Acacia odoratissima	11
Acacia catechu	21
Azardirachtaindica	23
Dalbergiasissoo	22
Acacia auriculiformis	33
Ficusreligiosa	1
Inga dulcis	2
Phoenix dactylifera	1
Thevetiaperuviana	31
Unknown	1
Total	146 nos

		• Number&listtreesspeciestobeplantedaroundtheborderofnallah/steam/pond(Ifany):NA • Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA • No of existing trees :146 nos. • No of trees to be retained: 128 • No of trees to be cut: Nil • No of trees to be transplanted: 18 • NOC for the tree cutting/ transplantation/ Compensatory plantation, if any: NA Budgetary allocation: Capital Cost- Rs. /- 574 lacs O&M Cost: Rs./- 57.4 Lacs/ annum
34.	Energy	Total Power Consumption for: Residential: • Source of supply: MSEDCL • Connected Load: 51220 kW (64024 KVA) • Maximum Demand Load: 17267 kW (21584 KVA) • No. Of Transformers: 630kVA x 31 nos • DG Sets: Number and capacity of the DG sets to be used: 630kVA x 3 nos 750kVA x 6 nos • Total DG power consumption for clubhouse and commercial buildings: To be considered in Residential. Energy saving measures: • CFL lighting for roads and common areas like building corridors and facade lighting • Solar Street Lighting • Solar Water Heating Detail Calculation & % of saving :30 %

Energy Saving Calculations					
	Base Case		Energy Saving		Saving (%)
	TCL (KW)	MD (KW)	TCL (KW)	MD (KW)	
Green Area - Landscape	196	157	174	139	12
Street Light	43	34	26	21	40
Parking (Light + Socket) Building Façade, Building Periphery, Corridor & Staircase Lighting	684	547	406	325	41
Club House	439	352	310	248	30
Electrical Water Heater replacing Solar Water Heater	2624	2099	1915	1532	27
THEREFORE AVERAGE ANNUAL ENERGY SAVINGS IN %:					30

• Budgetary allocation (capital Cost & O& M Cost)
Capital Cost – Rs. 347 lacs
O & M Cost – Rs 15 Lacs/Annum.

		Number and capacity of the DG Sets to be used: • 630kVA x 3nos • 750 kVA x 6nos
35.	Environmental Management plan Budgetary Allocation: During Construction Phase: Rs.25.8 lacs During Operational Phase: Rs. 1679.97 lacs	
36.	Traffic Management: Traffic generated from this project will confluent on 45 m wide existing Kharadi-Mundhwa by pass road. Parking Details :	

Criteria	Car	Scooter	Cycles
4 tenements having carpet area less than 50 $m^2$0 car, 5 scooter, 5 cycles	0	5	5
For 252 Tenements	0	315	315
3 tenements having carpet area between 50 m^2 to 100 m^2 1 car, 3 scooter, 3 cycles	1	3	3
For 2408 tenements	803	2408	2408
Visitors Parking 1 each for 10 Tenements	80	266	266
Total Parking Required	883	2989	2989

Particulars	Cars	Scooter	Cycle
Total Parking Required	883	2989	2989
Total Parking Provided	963	2995	2995

Width of all Internal roads (m) :Width of driveways is minimum 9m wide & turning radius is more than 9m.
Parking Efficiency Statement:

Parking Efficiency Statement					
Level	Reqd.Equiv. Car space m^2 per MOEF/ NBC norms	Prop.car Prkg.nos. 4W	Reqd area for prop parking (as per NBC norms)	Proposed Parking Area	Prop. Equiv Car Space (m^2)
A	B	C	D (B x C)	E (At Actual)	F (E/C)
Covered parking	30	1999	59985	73264	36

37.	CRZ/RRZ clearance	Applied

	obtain, if any	
38.	DistancefromProtectedAreas/CriticallyPolluted areas/Eco-sensitiveareas /inter-State boundaries	N.A

3. The proposal has been considered by SEIAA in its 97th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :-

General Conditions for Pre- construction phase:-

(i) This environmental clearance is issued subject to utilization of excess treated water.

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

(iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.

(iv) Occupation certificate shall be issued to the project by Local Planning Authority only after ensuring availability of drinking water and connectivity of the sewer line to the project site.

(v) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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

(vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(viii) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

(ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

(i) Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.

(ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

(iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

(iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

(viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

(ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

(xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipments etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii)Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

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

(xxxiv)Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.

(xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

(xxxvi)Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

(i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://ec.maharashtra.gov.in.

(ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

(x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

(xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO_2, NOx (ambient levels as well as stack emissions) or critical sector

(xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

(xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman, IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.

2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

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

4. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

5. Managing Director, MSEDCL, MG Road, Fort, Mumbai

6. Collector, Pune.

7. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

8. Regional Office, MPCB, Pune.

9. Select file (TC-3)

(EC uploaded on 20/06/2016)