

## Government of Maharashtra

SEAC- 2013/CR-279/TC-2  
Environment department  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai- 400 032.  
Dated: 16<sup>th</sup> April, 2015.

To,  
M/s Dreamworld Landmarks LLP  
Address: Godrej Eternia "C" 10th floor,  
A wing, Old Mumbai Pune Rd,  
Wakdevadi, Shivaji Nagar Pune-411005.

**Subject: Environment Clearance for Proposed residential project in S.No 31,32,33,34,37 & 40 at Maujeundri, Tal. Haveli, Distt. Pune by M/s. Dreamworld Landmarks 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 26<sup>th</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 83<sup>rd</sup> meeting.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(b) B1 as per EIA Notification 2006.

**Brief Information of the project submitted by you is as-**

Name of Project	"GODREJ PRANA"
Project Proponent	Mr .Amandeep Singh M/s Dreamworld Landmarks LLP
Consultant	M/s. Ultra-Tech Environmental Consultancy & Laboratory
Type of project: Housing project /Industrial Estate/SRA scheme/ MHADA /Township others	Residential Project
Location of the Project	S. No 31, 32, 33, 34, 37 & 40 at Mauje Undri, Taluka Haveli, District Pune, State Maharashtra
Whether in Corporation/Municipal/other area	Town Planning, Pune
Applicability of the DCR	Town Planning, Pune
IOD/IOA/Concession	--

document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	
Total Plot Area (Sq. m.) Deduction Net Plot area	Total Plot area: 1,22,547.00 m <sup>2</sup> Deduction: 24,538.10 m <sup>2</sup> Net Plot Area: 98,008.9 m <sup>2</sup>
Permissible FSI (including TDR etc.)	1,44205.76 m <sup>2</sup>
Proposed Built-up Area (FSI & Non-FSI)	FSI :1,43,574.95m <sup>2</sup> Non FSI:1,22,497.00 m <sup>2</sup> Proposed Built-up Area = 2,66,071.95 m <sup>2</sup>
Ground coverage Percentage (%) (Note: Percentage of plot not open to sky)	35526.5m <sup>2</sup> ( 47.38 % of Net Plot Area)
Estimated Cost of the Project	Rs. 930.63 Cr.

No. of building & its configuration(s)

1. Residential: Total 20 Nos of buildings

No	Phase		Name of Building	Revised Building configuration	Revised Building height	Total No. of Tenements
1	I	Residential	G Building	2S+12	42.80	119
			A Building	2S+12	42.80	190
			B Building	2S+14	48.70	192
			C Building			
			D Building	2S+14	48.70	110
			E Building			
			F Building	2S+14	48.70	54
			Total			
2	II	Residential	H Building	2S+14	45.10	106
			I Building	2S+15 (1 floor double height)	48.70	70
			J Building	2S+16	54.60	62
			K Building	2S+16	54.60	122
			L Building			
			M Building	2S+14	48.70	106
			N Building			
			O Building	2S+14	48.70	106
P	2S+13					

Number of tenements and shops	Total Flats : 1915
Number of expected residents/users	9575 Nos.
Tenement density per hector	195
Height of the building(s)	Max 56.45 m Min 42.80 m
Right of way (Width of the road from the nearest fire station to the proposed building(s))	Nearest Fire Station Hadapsar fire Station .10 Km from site. Width of the road from the nearest fire station to the proposed building 24mt
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.
Existing structure(s)	NA
Details of the demolition with disposal (If applicable)	NA
Total Water Requirement	Residential Dry season: Source: Gram Panchayat, Undri <ul style="list-style-type: none"> <li>• Freshwater: 862 m<sup>3</sup>/day</li> <li>• Recycled water (Flushing): 431m<sup>3</sup>/day</li> <li>• Recycled water (Gardening):179 m<sup>3</sup>/day</li> <li>• Total Fresh water Requirement: 862 KLD</li> <li>• Excess treated water: 455 m<sup>3</sup>/day</li> <li>• Swimming Pool make up: 6.2 KL (by tanker)</li> <li>• Fire-fighting (Cum): 1150 m<sup>3</sup>/day</li> </ul> Wet Season: <ul style="list-style-type: none"> <li>• Freshwater: 862 m<sup>3</sup>/day</li> <li>• Recycled water (Flushing): 431 m<sup>3</sup>/day</li> <li>• Total Fresh water Requirement : 862 m<sup>3</sup>/day</li> <li>• Excess treated water: 434 m<sup>3</sup>/day</li> <li>• Swimming Pool make up: 6.2 KL (by tanker)</li> <li>• Fire-fighting (Cum):1150 m<sup>3</sup>/day</li> </ul>
Details about Swimming Pool:	Dimensions of Swimming Pool: Main Swimming Pool: 15X6X1.2 mts Kids Swimming pool: 6X6X0.45 mts Total water Requirement:124.2 KL Water requirement for make-up: 6.2 KL Details of Plant & Machinery used for treatment of Swimming pool water: Filter feed pump (1W +1S), 1 no. Sand Filter, 1 No. Activated carbon filter, 1 No. Softener, online chlorine & Alum dosing system

	<p>Details of quality to be achieved for swimming pool water and parameters to be monitored: shall be as per IS : 10500 – 1991, Amendment No : 2-2003</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Characteristic</th> <th>Tolerance</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>pH Value</td> <td>7.5 to 8.5</td> </tr> <tr> <td>2</td> <td>Total Alkalinity (as CaCO<sub>3</sub>) mg/l Max</td> <td>50 to 500</td> </tr> <tr> <td>3</td> <td>Aluminum (Al) mg/l Max</td> <td>0-1</td> </tr> <tr> <td>4</td> <td>Total residual chlorine mg/l At inlet Max At outlet Min</td> <td>0.5 0.2</td> </tr> <tr> <td>5</td> <td>Oxygen absorbed in 4 hr. at 270 C mg/l Max</td> <td>1.0</td> </tr> <tr> <td>6</td> <td>Total Dissolved solids mg/l , Max</td> <td>1500</td> </tr> <tr> <td>7</td> <td>Odour</td> <td>Odourless</td> </tr> <tr> <td>8</td> <td>Turbidity ,NTU Max</td> <td>10</td> </tr> <tr> <td>9</td> <td>Taste</td> <td>Palatable</td> </tr> <tr> <td>10</td> <td>Color ,Hazen units, Max</td> <td>10</td> </tr> <tr> <td>11</td> <td>Heavy metals (as Pb), mg/l ,Max</td> <td>0.1</td> </tr> <tr> <td>12</td> <td>Chloride (as Cl), mg/l , Max</td> <td>500</td> </tr> <tr> <td>13</td> <td>Iron ( mg/lit)</td> <td>0.1</td> </tr> </tbody> </table> <p>Capital cost: Rs. 3.25 Cr O &amp; M cost: Rs. 4.2 Lacs per Annum.</p>	S. No.	Characteristic	Tolerance	1	pH Value	7.5 to 8.5	2	Total Alkalinity (as CaCO <sub>3</sub> ) mg/l Max	50 to 500	3	Aluminum (Al) mg/l Max	0-1	4	Total residual chlorine mg/l At inlet Max At outlet Min	0.5 0.2	5	Oxygen absorbed in 4 hr. at 270 C mg/l Max	1.0	6	Total Dissolved solids mg/l , Max	1500	7	Odour	Odourless	8	Turbidity ,NTU Max	10	9	Taste	Palatable	10	Color ,Hazen units, Max	10	11	Heavy metals (as Pb), mg/l ,Max	0.1	12	Chloride (as Cl), mg/l , Max	500	13	Iron ( mg/lit)	0.1
S. No.	Characteristic	Tolerance																																									
1	pH Value	7.5 to 8.5																																									
2	Total Alkalinity (as CaCO <sub>3</sub> ) mg/l Max	50 to 500																																									
3	Aluminum (Al) mg/l Max	0-1																																									
4	Total residual chlorine mg/l At inlet Max At outlet Min	0.5 0.2																																									
5	Oxygen absorbed in 4 hr. at 270 C mg/l Max	1.0																																									
6	Total Dissolved solids mg/l , Max	1500																																									
7	Odour	Odourless																																									
8	Turbidity ,NTU Max	10																																									
9	Taste	Palatable																																									
10	Color ,Hazen units, Max	10																																									
11	Heavy metals (as Pb), mg/l ,Max	0.1																																									
12	Chloride (as Cl), mg/l , Max	500																																									
13	Iron ( mg/lit)	0.1																																									
<p>Rain Water Harvesting (RWH)</p>	<ul style="list-style-type: none"> <li>• Level of the Ground water table: 5m</li> <li>• Size and no of RWH tank(s) and Quantity: 04 Nos</li> <li>• Capacity of RWH tanks: <ul style="list-style-type: none"> <li>• Phase I 30 m<sup>3</sup></li> <li>• Phase II 40 m<sup>3</sup></li> <li>• Phase II 25 m<sup>3</sup></li> <li>• Phase IV 20 m<sup>3</sup></li> </ul> </li> <li>• Location of the RWH tank(s): Refer Storm water Layout</li> <li>• No. of recharge pits: Total 19 Nos <ul style="list-style-type: none"> <li>• Phase I 05 Nos</li> <li>• Phase II 07 Nos.</li> <li>• Phase III 04 Nos.</li> <li>• Phase IV 02 Nos.</li> </ul> </li> <li>• Size: Dia 3.0m X 5m deep</li> <li>• Budgetary allocation - (Capital cost and O&amp;M cost):</li> </ul> <p>Capital cost: Rs. 16.50 Lakh (For tanks &amp; Pits) O &amp; M Cost: Rs. 3.20 Lakhs/Annum</p>																																										

UG tanks	Domestic UGT Capacity: 1307m <sup>3</sup> FlushingUGTCapacity:644 m <sup>3</sup> Fire UGT Capacity:1150 m <sup>3</sup>
Storm water drainage	<ul style="list-style-type: none"> <li>• Natural water drainage pattern: as per contour</li> <li>• Quantity of storm water: 0.6m<sup>3</sup>/sec</li> <li>• Size of SWD: 600 mm wide drain</li> <li>• Slope: 1:300</li> <li>• Holding Tank: 200 KLD</li> </ul>
Sewage and Wastewater	<ul style="list-style-type: none"> <li>• Sewage generation: 1026 m<sup>3</sup>/day</li> <li>• Capacity of STP:</li> </ul> <p>2 Nos. STP are given 975 &amp; 180 m<sup>3</sup> respectively</p> <ul style="list-style-type: none"> <li>• STP technology: MBBR</li> <li>• Area: As given below</li> <li>• 360 m<sup>2</sup> &amp; 80 m<sup>2</sup> respectively</li> </ul> <p>Budgetary allocation (Capital cost and O&amp;M cost):</p> <ul style="list-style-type: none"> <li>• Capital Cost: Rs: 165.00 Lakhs</li> <li>• O &amp;M Cost: Rs. 33.50Lakhs /Annum</li> </ul>
Solid waste Management	<p>Waste generation in the pre-construction and Construction phase: 25Kg/Day</p> <ul style="list-style-type: none"> <li>• Quantity of the top soil to be preserved:1,32,539 m<sup>3</sup></li> </ul> <p>Waste generation in the operation phase:</p> <ul style="list-style-type: none"> <li>• Biodegradable waste: 3016 Kg/day</li> <li>• Non-Biodegradable waste: 1293 Kg/day</li> <li>• STP sludge: 231 Kg/Day</li> </ul> <p>Mode of Disposal of waste: OWC</p> <p>Area requirement:</p> <p>1.Total area provided for the storage &amp; Treatment of the solid waste: 200 m<sup>2</sup> &amp; 56.25 m<sup>2</sup></p> <p>2. Budgetary allocation (Capital Cost &amp; O &amp; M cost): Capital Cost: Rs. 61.85 Lakhs</p> <p>O &amp;M cost: Rs.13.20 Lakhs / Annum</p>

*Green Belt Development*

Net Plot area: 98,008.9 m<sup>2</sup>

Required RG Area: 9,800.89 m<sup>2</sup>

Proposed RG Area: 9,800.89 m<sup>2</sup> ( 10% of Net plot area)

- Number & list of trees species to be planted in the ground RG: 1232Nos.

List of Proposed Plantation for the scheme: 1232 Nos.

No.	Botanical Name	Common Name	Qty	Characteristics
1.	<i>Ficus retusa</i>	Malayan banyan	28	Medium sized evergreen tree, shady tree.
2.	<i>Mimosa pselengi</i>	Bakul	53	Fragrance, evergreen, shade giving
3.	<i>Cassia fistula</i>	Bahava	39	Leguminous & nitrogen fixing, drought resistant.
4.	<i>Azadirachta indica</i>	Neem	40	Medicinal importance, odour resistant, habitat for birds
5.	<i>Plumeria alba</i>	Franjipani	67	Ornamental & scented flowers,
6.	<i>Lagerstroemia speciosa</i>	Pride of india	33	Ornamental
7.	<i>Saraca asoca</i>	Sitaashoka	43	Shady tree with red-yellow flowers
8.	<i>Mangifera indica</i>	Mango	51	Shady tree, fruit bearing
9.	<i>Millingtonia hortensis</i>	Indian cork tree	25	Fragrant, evergreen, flowering tree
10.	<i>Caryota urens</i>	Fishtail palm	236	Tall evergreen tree
11.	<i>Plumeria pudica</i>	White frangipani	58	Ornamental & scented flowers
12.	<i>Pongamia pinnata</i>	Indian beech tree	33	Produces bio-diesel
13.	<i>Michalia champaka</i>	Soanchaffa	37	Fragrant, evergreen, flowering, scented flowers,
14.	<i>Bombax ceiba</i>	Silk cotton tree	36	Large tree, red flowers. To control soil erosion, Bird attracting species
15.	<i>Bauhinia purpurea</i>	Butterfly tree	28	Small tree with small white flowers, butterfly host plant
16.	<i>Anthocephalus cadamba</i>	Kadamba	36	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
17.	<i>Nyctanthes arbortristis</i>	Queen of the night	44	Beautiful white fragrant flowers, good for hedge, flowers attract butterflies & moths
18.	<i>Artocarpus heterophyllus</i>	Jackfruit	35	Fruit bearing, evergreen, commercial value
19.	<i>Albizia lebeck</i>	Shirish	32	Shady tree, yellowish green fragrant flowers. Tree barks widely used as timber.
20.	<i>Ficus bengalensis</i>	Banyan tree	05	Shady tree
21.	<i>Erythrina indica</i>	Pangara	35	Medium sized deciduous tree. Bright scarlet flowers, bird &

				mammal attracting fruits.
22.	<i>Bahunia tomentosa</i>	Yellow orchid tree	27	Small tree with small yellow flowers, butterfly host plant
	TOTAL NO. OF TREES		1232	

Budgetary allocaton (Capital Cost & O&M Cost):

Capital Cost: Rs. 2.7 Crores

O & M : Rs.13.5 Lakhs /Annum

Energy	<p>Power Supply:</p> <p>Connected Demand: 12, 387.74 kW Maximum Demand:8,725.98 Kva</p> <ul style="list-style-type: none"> <li>• Energy saving measures – Solar &amp; LED Lights for common area use. Use of Solar System for Hot Water Requirement.</li> <li>• The following Energy Conservation Methods are proposed in the project: Solar &amp; LED Lights for common area use. Use of Solar System for Hot Water Requirement.</li> <li>• Detail Calculations &amp; % of saving:  Total Energy Saved: 4152.05 kW Energy Saved: 40.79%</li> <li>• Budgetary allocation (Capital cost and O &amp; M cost):  Capital Cost: Rs.290 Lakhs O &amp; M Cost: Rs.1.5 Lakhs/Annum</li> <li>• Number and capacity of the DG sets to be used: <ol style="list-style-type: none"> <li>1. 320 kVA- 1 No.</li> <li>2. 380kVA-3 Nos</li> <li>3. 160 kVA-1 No.</li> </ol> </li> </ul>
--------	---

Environmental Management plan Budgetary Allocation:

During Construction Phase:

Total Cost (Rs. in lacs): Rs 29.00Lakhs

During Operation Phase:

Total Set Up Cost: Rs. 852.35 Lakhs

O & M Cost: Rs 102.79 Lakhs /Annum

Traffic Management: Parking Area: 50,359 m<sup>2</sup> Parking Statement

Parking	TENT. No.	Car	Scooter	Cycles
4 TENAMENT HAVING BUILTUP UP TO 50 SQ.M (1 BHK) 0-5- 5	396	0	495	495
3 TENAMENT HAVING BUILTUP BETWEEN 50 TO 100 SQ.M (2 BHK) 1-3-3	947	316	948	948
2 TENAMENT HAVING BUILTUP ABOVE 100 SQ.M 1-2- 2	572	286	572	572



TOTAL	1915	602	2015	2015
COMMERCAIL (AMENITY BLDG. )	NA	-	-	-
10% Visitors Parking		60	202	202
Total Parking Required		662	2217	2217
EQUIVALENT CAR SPACE		662	443	222
Total Parking required (converted to ECS)			1327	
Total parking provided			1372	

Parking efficiency statement					
Level	Required Equivalent Car Space as per MOEF/ NBC norms	Proposed car parking nos.	Required area for proposed park as per norms	Proposed Parking Area (m <sup>2</sup> )	Provided Equivalent Car Space (m <sup>2</sup> )
A	B	C	D	E	F
			= B X C	At actual	= E / C
Covered Parking (Stilt)	30	1213	36,390	46,384.10	38.2
Open Parking	25	159	3,975	3,975	25.0

Nos. of the junction to the main road & design of confluence: one

Plot Area: 98,008.9 m<sup>2</sup>

Total area provided for parking

No. of car parking provided: Total 1372

Type of parking provided: Covered and open parking

Area per car including driveway provided for car parking: 50,359 m<sup>3</sup>

Width of internal roads (m): max 24 m

3. The proposal has been considered by SEIAA in its 83<sup>rd</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) This environmental clearance is issued subject to utilization of excess treated water.
- (ii) This environmental clearance is issued subject to restricting total built up area 2,42,627.22 sq.m as approved by Local Planning 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) Occupation certificate shall be issued to the project only after ensuring availability of drinking water and connectivity of the sewer line to the project site.
- (v) STP capacity shall be increased appropriately considering waste water generation.
- (vi) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (vii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (viii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ix) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (x) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

#### **General Conditions for Construction Phase-**

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting 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 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 back up 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 aspirational 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 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 5 years.
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.

  
(Ajoy Mehta)  
Principal Secretary,  
Environment department &  
MS, SEIAA

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Ravi Bhushan Budhiraja, Chairman, SEAC-II, 5-South, Dilwara Apartment, Cooperage, M.K.Road, Mumbai 400021.

3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. 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).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 16/04/2015 )

