STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2014/C.R.178/TC-3
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 31 December, 2015.

To,
Mr. Abhay Indrabhan Fulfagar
M/s. Revell Realtors & M/s. Rainbow Buildcon
401, Supreme Icon, Near Sakal Nagar,
Baner Road, Cts No. 1621,
Aundh, Pune – 411007

Subject: Environment Clearance for Proposed expansion project "Revell Orchid"at Village S.No S. NO. 296/4/1, 296/4/1/2, 296/4/1/3, 296/5(Part), 296/3/1(Part), opp.Park springs, Porwal road, Lohegaon,Tal.Haveli, Distt.Pune by M/s.Abhay Indrabhan Fulfagar

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 28th 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 88th meetings.

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	"Revell Orchid"
2.	Project Proponent	Mr.Abhay Indrabhan Fulfagar (M/s. Revell Realtors & M/s. Rainbow Buildcon)
3.	Consultant	M/s. Ultra-TechEnvironmental Consultancy & Laboratory
4.	Consultant (NABET Accreditation)	S. No. 158of list of Consultants with Provisional Accreditation* (Rev.28) dated 5th March 2015
5.	Type of project: Housing project / Industrial Estate /SRA scheme / MHADA / Township or others	Expansion Project Residential & Commercial along with proposed Hospital in Amenity Plot.
6.	Location of the project	S. NO. 296/4/1, 296/4/1/2, 296/4/1/3, 296/5(Part), 296/3/1(Part), Opp. Park Springs, Porwal Road, Lohegaon, Pune – 411047.

<table>
<tr><td>7.</td><td>Whether in Corporation / Municipal / other area</td><td>Lohegaon Grampanchayat</td></tr>
<tr><td>8.</td><td>Applicability of the DCR</td><td>Town planning</td></tr>
<tr><td>9.</td><td>IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)</td><td>• Previous Sanction obtained dated 23/09/2010 & 14/11/2011 for land admeasuring12800 sq. mtr.
• Revised Sanction Plan obtained on 13/10/2014 from Town Planning & Collector of Pune for Land admeasuring 31657 m^2. (18857m^2 area amalgamated with 12800 m^2 area in year 2014).</td></tr>
<tr><td>10.</td><td>Note on the initiated work (If applicable)</td><td>Show cause notice for initiated work withdrawn on 21/2/2015
vide letter no.2014/CR-178/TC-II.
<table>
<tr><td>Bldg type</td><td>Status of Construction completed</td></tr>
<tr><td>A</td><td>P+9</td></tr>
<tr><td>B</td><td>P+11</td></tr>
<tr><td>C</td><td>P+11</td></tr>
<tr><td>Total B/U Area (sq mts)</td><td>13,099.32</td></tr>
</table></td></tr>
<tr><td>11.</td><td>LOI / NOC from MHADA / Other approvals (If applicable)</td><td>N.A</td></tr>
<tr><td>12.</td><td>Total Plot Area (sq. m.)
Deductions
Net Plot area</td><td>
<table>
<tr><td>Particulars</td><td>Residential Plot</td><td>Amenity Plot(Hospital)</td><td>Total</td></tr>
<tr><td>Total Plot Area</td><td>31,657 m^2</td><td>4,151.60 m^2</td><td>35,808.6 m^2</td></tr>
<tr><td>Deductions</td><td>8,131.28 m^2</td><td>---</td><td></td></tr>
<tr><td>Net Plot Area</td><td>23,525.72 m^2</td><td>23, 525.72 m^2</td><td></td></tr>
</table></td></tr>
<tr><td>13.</td><td>Permissible FSI (including TDR etc.)</td><td>
<table>
<tr><td>Particulars</td><td>Residential Plot</td><td>Amenity Plot(Hospital)</td></tr>
<tr><td>Total Permissible FSI</td><td>33,622.09 m^2</td><td>4,981.92 m^2</td></tr>
</table></td></tr>
<tr><td>14.</td><td>Proposed Built-up Area (FSI & Non-FSI)</td><td>
<table>
<tr><td>Particulars</td><td>Residential Plot</td><td>Amenity Plot (Hospital)</td></tr>
<tr><td>FSI</td><td>33,570.02 m^2</td><td>4,981.92 m^2</td></tr>
<tr><td>Non FSI</td><td>26,285.19 m^2</td><td>4,501.83m^2</td></tr>
</table></td></tr>
</table>

		Total construction area	59,855.21 m^2	9,512.25 m^2
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	Particulars	Residential Plot	Amenity Plot (Hospital)
		Ground coverage	4,403.64 (18.7 % of net plot area)	1,753.80. (42.24 % of net plot area)
16.	Estimated cost of the project	125 Cr.		
17.	No. of building & its configuration(s)	Residential Plot:		

Type	No. of floors
A	Parking+ 11
B	Parking+ 11
C	Parking+ 11
D	Parking+ 11
E	Parking+10
F	Parking+10
G	Parking+ 9
H	Basement+ Ground+ Mazzenine+2

Amenity Plot(Hospital)

Type	No. of floors
Hospital	Ground+6
Doctors Quarters	Ground+3

18.	Number of tenements and shops	Residential Plot: Tenements: 483 Shops :15 Amenity Plot(Hospital) Hospital: 134 Beds

19.	Number of expected residents / users	Particulars	Residential	Amenity (Hospital)
		Residents	2,415	88
		Floating Population	45	411
20.	Tenement density per hector	205 Tenements per Ha		
21.	Height of the building(s)	Residential Plot:		

Sr. No.	Details	Height of bldg (m)
1	A, B, C, D	35.14
2	E, F	32.25
3	G	29.16
4	H	14.00

Amenity Plot(Hospital)

Sr. No	Details	Height of bldg (m)
1	Hospital	31.05
2	Doctors Quarters	19.05

22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	**Proposed 15m & 30 m wide road abutting to the project site**
23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning 9 m radius for easy access of fire tender movement from all around the buildings is 6 m.
24.	Existing structure(s)	Building A, B, C as per previous sanction
25.	Details of the demolition with disposal (If applicable)	No demolition work.
26.	Total Water Requirement	Residential Plot: Dry season: • Fresh water (m^3/ day): 223 • Recycled water (m^3/ day): Gardening: 18 • Recycled water (m^3/ day): Flushing: 113 • HVAC makeup: NA • Total Fresh Water Requirement (m^3/ day): 354 • Excess treated water(m^3/ day): 171 • Swimming Pool (m^3/ day) : N.A • Fire fighting (m^3/ day): 350 Wet Season: • Fresh water (m^3/ day): 223 • Recycled water (m^3/ day) Gardening: NA • Recycled water (m^3/ day) Flushing: 113 • HVAC makeup: NA • Total Fresh Water Requirement (m^3/ day):336 • Excess treated water(m^3/ day): 130 • Swimming pool(m^3/ day): N.A • Fire fighting (m^3/ day): 350 Amenity Plot (Hospital) Dry season: • Fresh water (m^3/ day): 92 • Recycled water (m^3/ day):Gardening: 3 • Recycled water (m^3/ day): Flushing: 19 • HVAC makeup: 40 • Total Fresh Water Requirement (m^3/ day): 154 • Excess treated water(m^3/ day): 37 • Swimming Pool (m^3/ day): NA • Fire fighting (m^3/ day): 100 Wet Season: • Fresh water (m^3/ day): 92 • Recycled water (m^3/ day) Gardening: NA • Recycled water (m^3/ day) Flushing: 19 • HVAC makeup: 40 • Total Fresh Water Requirement (m^3/ day):151 • Excess treated water(m^3/ day): 40 • Swimming pool(m^3/ day): N.A

		• Fire fighting (m^3/ day): 100
27.	Details about Swimming Pool:	• Dimension of Swimming Pool:N.A • Total water Requirement inKLD: NA • Water requirement for make up in KLD: NA • Capital Cost: NA • O&M: NA
28.	Rain Water Harvesting (RWH)	• Size and no of RWH tank(s) and Quantity :NA • Location of the RWH tank(s) : NA • Size, no of recharge bore well and Quantity: 03 Nos. of RWH pits of size 4 m x 2 m x 2 m • Budgetary allocation (Capital cost and O&M cost) • Capital Cost: - Rs.8 lacs • O & M cost:- Rs. 0.3 lacs/ annum
29.	UGT tanks	Residential Plot: • Locations of the UGT tanks: : Between B & C Building East side of E Building South side of G Building • Domestic UG tank Capacity: 465 m^3 • Flushing UG tank Capacity: 100 m^3 • Fire UG tank Capacity: 350 m^3 Amenity Plot (Hospital) • Locations of the UGT tanks: Near to Exit Gate • Domestic UG tank Capacity: 200 m^3 • Flushing UG tank Capacity: 100 m^3 • Fire UG tank Capacity: 60 m^3
30.	Storm water drainage	• Natural water drainage pattern : Sloping from North to South • Quantity of storm water: 21.76 m^3/min • Size of SWD : Residential Plot: 300 mm dia Amenity Plot(Hospital) : 200 mm dia
31.	Sewage and Waste water	Residential Plot: • Sewage generation : 284 m^3/day • Capacity of STP : 300 m^3 • STP technology : MBBR • Location of the STP: Behind Bldg F • Area :115 m^2 • DG sets (during emergency): Considered in common load. • Budgetary allocation (Capital cost and O&M cost) • Capital Cost: Rs.23.40 lacs • O & M cost: Rs. 8.32 lacs/ annum Amenity Plot(Hospital) • Sewage generation : 82 m^3/day

		• Capacity of STP : 110 KLD • STP technology : MBBR • Location of the STP: Near to Exit Gate • Area :55 m^2 • DG sets (during emergency): Considered in common load. • Budgetary allocation (Capital cost and O&M cost) • Capital Cost: Rs.15.75 lacs • O & M cost: Rs. 6.68 lacs/ annum Location of ETP: • Capacity of ETP:5 KLD • ETP technology:Advanced Oxidation Process • Location of ETP: Near Exit Gate • Total area provided :15 m^2 • DG sets (during emergency):Considered in common load Budgetary allocation (Capital cost and O&M cost) • Capital Cost :Rs. 10.05 lacs • O & M cost : Rs.5.67 lacs / annum
32.	Solid waste Management	Waste generation in the Pre Construction and Construction phase: • Quantity of the top soil to be preserved: 6,405m^3 • Disposal of the construction way debris: This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites. Residential Plot: Waste generation in the operation Phase: • Non-Biodegradable (Kg/day): 330 • Biodegradable (Kg/day): 768 • Dry sludge (Kg/day): 43 Kg/day approx. Mode of Disposal of waste: • Dry waste: Handed over to authorized recyclers • Wet waste: Organic Waste Converter • E – waste: Handed over to authorized vendors • Hazardous waste:Authorized hazardous waste management agencies • Biomedical waste (If applicable):N.A • Dry sludge: Will be used as manure. Amenity Plot (Hospital) Waste generation in the operation Phase: • Non-Biodegradable (Kg/day): 8 • Biodegradable (Kg/day): 18 • E – waste (Kg/month) : Negligible • ETP Waste (Kg/Day) : 15 • Hazardous waste (Kg/month) : Negligible • Biomedical waste (Kg/month) (If applicable) : 34 • STP Sludge (Dry sludge) (Kg/day):8 Kg/day approx.

		Mode of Disposal of waste: • Dry waste: Handed over to authorized recyclers • Wet waste: Organic Waste Converter • E – waste: Handed over to authorized vendors • Hazardous waste: Authorized hazardous waste management agencies • Biomedical waste (If applicable): Will be handed over to PASSCO, Pune • STP Sludge (Dry sludge): Will be used as manure • ETP Sludge: Common hazardous waste management facility. Area requirement: Residential: • Location of OWC: Behind bldg F • Total area provided for the storage and treatment of the solid waste: 84 m^2 Amenity(Hospital) Location of OWC: • Location of OWC: Near Exit Gate • Total area provided for the storage and treatment of the solid waste: 12 m^2 Budgetary allocation (Capital cost and O&M cost) Capital Cost : Rs. 17.76 lacs O & M cost :- Rs. 3.92 lacs/ annum
33.	Green Belt Development Total RG area: 2872.65 m^2 Plantation: Number and list of trees species to be planted in the ground RG:	

No.	Botanical name	Common name	Ecological Significance	No.
1.	*Peltoforum pterocarpum*	Copper Pod	Evergreen,shady with bright yellow flowers. Butterfly host plant.	20
2.	*Pongamia pinnata*	Karanj	Shady tree	25
3.	*Bombax ceiba*	Katesaver	Large deciduous tree. Flowers attract many birds.	5
4.	*Azadirachta indica*	Neem	Semi-evergreen tree with medicinal value	36
5.	*Erythrina indica*	Pangara	Medium sized deciduous tree. Bright scarlet flowers.	20
6.	*Butea monosperma*	Palas	Medium sized deciduous tree. Beautiful orange flowers, Butterfly host plant.	57
7.	*Ficus retusa*	Nandruk	Medium sized evergreen tree, Shady tree	56
8.	*Anthocephallus cadamba*	Kadamb,	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers	30
9.	*Lagerstroemia flos-*	Tamhan,	State flower tree of Maharashtra	30

	regineae		Medium sized tree, beautiful purple flowers	
10	*Michelia champaca*	Son chafa	Medium sized evergreen tree, fragrant yellow flowers, Butterfly host plant	50
11	*Albizia lebbeck*	Shirish	Shady tree, yellowish green fragrant flowers	18
12	*Cassia fistula*	Bahava	Medium sized deciduous tree. Beautiful yellow flowers, Butterfly host plant	65
13	*Plumeria alba*	Chafa	Medium sized evergreen tree,	11
14	*Caryota urens*	Fish Tail Palm	Ornamental tree	9
	Total			432

4. Budgetary allocation (Capital cost and O&M cost)
Capital Cost: Rs. 15.21 Lacs
O & M cost: Rs 3 lacs/ annum

34.	Energy	Total power consumption for: Residential Plot : • Source of Supply: MSEDCL. • Connected Load :3700 kW • Maximum Demand : 2591 kW • No. Of Transformers :4 nos. x 630 kVA • DG Sets: Number and capacity of the DG sets to be used: 2 Nos. x 125 kVA. • Type of fuel used: Diesel • Total power consumption for club house and commercial buildings: To be considered in Residential. Amenity Plot (Hospital) • Source of Supply: MSEDCL. • Connected Load :550 kW • Maximum Demand : 400 kW • No. Of Transformers :1 no. x 630 kVA • DG Sets: Number and capacity of the DG sets to be used :1 no x 500 kVA. • Type of fuel used: Diesel Energy saving measures: The following Energy Conservation Methods are proposed in the project: • Auto Timer control for external & Common lighting • Use of CFL / LED lamps in all public/ common areas. • Solar powered water heating. • Electronic V3F Drives for Elevators Detail calculations & % of saving: • Timer Logic Controller : 38194 kW / Annum • Electronic VVF drive for Lifts : 49012kW / Annum • Solar Water Heater : 840420 kW / Annum

<table>
<tr><td></td><td></td><td>
• Total : 927626 kW / Annum
• %-age of Saving : 10.3%

• Compliance of the ECBC guidelines: (Yes / ~~No~~) (If yes then submit compliance in tabular form):
Compliance with Energy Conservation Building Code (ECBC) 2007
<table>
<tr><th></th><th>Section</th><th>Requirement</th><th>Remark</th></tr>
<tr><td>1</td><td>6.2.2</td><td>Equipment efficiency standards</td><td>Done</td></tr>
<tr><td>2</td><td>7.2</td><td>Lighting controls to be controlled by photo sensor or time switch</td><td>Done</td></tr>
<tr><td>3</td><td>7.2.1.4</td><td>Exterior lighting to be controlled by photo sensor or time switch</td><td>Done</td></tr>
<tr><td>4</td><td>7.3</td><td>Interior lighting power to be with in specific limits</td><td>Done</td></tr>
<tr><td>5</td><td>7.4</td><td>Exterior lighting power to be within specified limits</td><td>Done</td></tr>
<tr><td>6</td><td>8.2.1.1</td><td>Maximum allowable power loss from transformer</td><td>Done</td></tr>
<tr><td>7</td><td>8.2.3</td><td>Power factor be maintained between 0.95 and unity</td><td>Done</td></tr>
<tr><td>8</td><td>8.2.4</td><td>Check metering</td><td>Done</td></tr>
<tr><td>9</td><td>8.2.5</td><td>Power distribution system losses to be maintained less than 1 %</td><td>Done</td></tr>
</table>
• Number and capacity of the DG sets to be used: 2 nos.x 125 kVA.
• Stack Height:
For 125 kVA: 4.5 m.
For 500 kVA :6.00 m.
• Budgetary allocation (Capital cost and O & M cost):
Capital Cost : Rs.107 lacs
O & M Cost : Rs. 3 lacs / annum
</td></tr>
<tr><td>35.</td><td>Environmental Management plan Budgetary</td><td>During Construction Phase
Capital Cost: Rs 1.08 lacs
O&M cost: Rs.46.46 lacs/annum</td></tr>
</table>

	Allocation	During Operation Phase: Capital cost: Rs.197.17 lacs O & M cost : Rs. 55.76 lacs/ annum
36.	Traffic Management	Traffic generated from this project will confluent on 15 m & 30m Parking details of Residential Plot

Particulars	Car	Scooter	Cycle
Total Parking Required	166	689	689
Total Parking Provided	194	689	689

	Car	Scooter	Cycle
Basement	15	45	45
Stilt	179	644	644

Width of all Internal roads (m): Width of driveways is 6 m wide & turning radius is 9 m

Parking Efficiency Statement					
Level	Reqd. Equiv. Car Space m^2	Prop. car Prkg. nos. 4W	Reqd. area for prop Parking (as per NBC norms)	Proposed Parking. Area	Prop. Equiv. Car Space m^2
Stilt	30	179	5370	5808.55	32.45
Basement	35	15	525	543	36.2

Parking details of Amenity Plot (Hospital)

Particulars	Car	Scooter	Cycle
Total Parking Required	40	160	160
Total Parking Provided	40	160	160

Parking Efficiency Statement					
Level	Required Equivalent Car Space (m^2)	Proposed car parking nos. 4W	Required area for proposed park as per norms	Proposed Parking Area (m^2)	Provided Equivalent Car Space (m^2)

		<table><tr><td>stilt</td><td>30</td><td>19</td><td>570</td><td>597.55</td><td>31.45</td></tr><tr><td>open</td><td>30</td><td>21</td><td>630</td><td>653.10</td><td>31.10</td></tr></table> <table><tr><td></td><td>Car</td><td>Scooter</td><td>Cycle</td></tr><tr><td>Stilt</td><td>19</td><td>19</td><td>20</td></tr><tr><td>Open</td><td>21</td><td>141</td><td>140</td></tr></table>
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

3. The proposal has been considered by SEIAA in its 88th 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 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 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 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 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 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 parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

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

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

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

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

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

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

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

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

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

(Malini Shankar)
Member Secretary, 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. Jagdish Joshi, Chairman, IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.
3. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. 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).
5. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
6. Managing Director, MSEDCL, MG Road, Fort, Mumbai
7. Collector, Pune.
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 31/12/2015)