

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/205472/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 03/09/2021

To
M/s. REVELL REALTORS AND
M/s. RAINBOW BUILDCON
S. No. 296/4/1, 296/4/1/2, 296/4/1/3,
296/3/1, 296/5 Park Springs,
Porwal Road, Lohegaon, Pune

Subject : Environmental clearance for Amendment in Proposed Residential development Revell Orchid at S. No. 296/4/1, 296/4/1/2, 296/4/1/3, 296/3/1, 296/5 Park Springs, Porwal Road, Lohegaon by M/s. REVELL REALTORS AND M/s. RAINBOW BUILDCON

Reference : Application no. SIA/MH/MIS/205472/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 119th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 228th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| | | |
|-------------------------|---|---|
| Proposal Number | SIA/MH/MIS/205472/2021 | |
| Name of Project | Amendment in EC for Revell Orchid, Lohegaon, Pune by Mr Abhay Indrabhan Fulfagar For Rainbow Buildcon & Revell Realtors | |
| Project category | 8a (B2) | |
| Type of Institution | Private | |
| Project Proponent | Name | Mr Abhay Indrabhan Fulfagar For Rainbow Buildcon & Revell Realtors |
| | Regd. Office address | 401, Supreme Icon, Near Sakal Nagar, Baner Road, Cts No. 1621, Aundh, Pune – 411007 |
| | Contact number | 020- 65116500 |
| | e-mail | abhay@revellrealtors.com |
| Consultant | NABET Accredited | |
| Applied for | Brownfield Project (Amendment in EC) | |
| Details of previous EC | NA | |
| Location of the project | S. NO. 296/4/1, 296/4/1/2, 296/4/1/3, 296/3/1, 296/5 Park Springs, Porwal Road, Lohegaon, Pune | |
| Latitude and Longitude | Latitude - 18°36'47.70"N, Longitude - 73°54'44.25"E | |
| Total Plot Area (m2) | 31,657 = Residential Plot 27,505.40 + Amenity 4,151.60 | |
| Deductions (m2) | 3,979.68 | |

| | | | | | | |
|---|--|---|--|--|------------------|------------|
| Net Plot area (m2) | 27,677.32 = Residential Plot 23,525.72 + Amenity 4,151.60 | | | | | |
| Proposed FSI area (m2) | 42,428.69 = Residential Plot 35,520.53 + Amenity 6,908.16 | | | | | |
| Proposed non-FSI area (m2) | 26,728.22 = Residential Plot 24,712.35 + Amenity 2,015.87 | | | | | |
| Proposed TBUA (m2) | 69,156.91 = Residential Plot 60,232.88 + Amenity 8,924.03 m ² | | | | | |
| TBUA (m2) approved by | 57,091.45 | | | | | |
| Planning Authority till date | Pune Municipal Corporation | | | | | |
| Ground coverage (m2) & % | 4,589.52 | | | | | |
| Total Project Cost (Rs.) | Rs. 140 Crore | | | | | |
| CER as per MoEF & CC circular dated 01/05/2018 | Activity | Location | Cost (Rs.) | Duration | | |
| | We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020 | | | | | |
| Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh> | | | | Reason for Modification / Change | | |
| Previous EC / Existing Building | | Proposed Configuration | | Change in FSI Non FSI due to change in DCR and Instead of hospital building commercial building is proposed, | | |
| Building Name | Configuration | Height (m) | Building Name | | Configuration | Height (m) |
| Building A | P+11 | 35.14 | A (Completed) | | P+11 | 35.14 |
| Building B | P+11 | 35.14 | B (Completed) | | P+11 | 35.14 |
| Building C | P+11 | 35.14 | C (Completed) | | P+11 | 35.14 |
| Building D | P+11 | 35.14 | D (Completed) | | P+10 | 32.38 |
| Building E | P+10 | 32.25 | E (Completed) | | P+10 | 32.226 |
| Building F | P+10 | 32.25 | F (Completed) | | P+10 | 32.226 |
| Building G | P+9 | 29.16 | G (Proposed) | | P+11 | 32.226 |
| Building H | B + G + Mezz + 2 | 14.0 | Building H Completed up to 2 nd floor | | B + G + Mezz + 3 | 15.0 |
| Amenity Plot | Hospital G + 6 | 31.05 | Amenity – Commercial (Proposed) LG completed | LG + UG + 6 | 23.90 | |
| | Doctors Quarter G + 3 | 19.05 | - | - | - | |
| Club House | G+1 | | Club House (Completed) | G+1 | - | |
| Total number of tenements | | Tenements – 538 & 16 shops Amenity – 30 Nurseries, 36 Dispensaries, 36 clinic, 36 ATM, 60 Health Club, 36 Electronic cyber Library | | | | |
| Water Budget | Dry Season (CMD) | | Wet Season (CMD) | | | |
| | Fresh Water | Residential 204 + H Building 18 + Amenity 21 = 243 | Fresh Water | Residential 204 + H Building 18 + Amenity 21 = 243 | | |
| | Recycled (Gardening) | 17 | Recycled (Gardening) | 0 | | |
| | Swimming | 8 | Swimming Pool | 0 | | |

| | | | | |
|--|--|--|---|--|
| | g Pool | | | |
| | Flushing | Residential 102 + H Building 11 + Amenity 17 = 130 | Flushing | Residential 102 + H Building 11 + Amenity 17 = 130 |
| | Total | 398 | Total | 373 |
| | Waste water Generation | Residential – 275 H Building – 26 Amenity – 34 | Waste water generation | Residential – 275 H Building – 26 Amenity - 34 |
| Water Storage Capacity for Firefighting / UGT | Fire UG tank – Residential – 450 H Building – 50 Amenity – 50 Fire Overhead tank – 20 for each building | | | |
| Source of water | PMC | | | |
| Rainwater Harvesting (RWH) | Level of the Ground water table: | | 12 m BGL | |
| | Size and no of RWH tank(s) and Quantity: | | NA | |
| | Quantity and size of recharge pits: | | 3 No. 4 m X 2 m X 2 m | |
| | Details of UGT tanks if any: | | Domestic Residential – 306 H Building – 26 Amenity - 32 | |
| Sewage and Wastewater | Sewage generation in CMD: | Residential – 275 H Building – 26 Amenity - 34 | | |
| | STP technology: | MBBR | | |
| | Capacity of STP (CMD): | Residential – 300 (Existing) H Building – 30 Amenity - 40 | | |
| Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal | |
| | Dry waste: | 2 | Collected by Ghantagadi | |
| | Wet waste: | 2 | Collected by Ghantagadi | |
| | Construction waste | Excavated material from proposed buildings. | Debris and excavated material has been reused within site; top soil will be used for landscaping. | |
| Solid Waste Management during Operation Phase | Type | Quantity (kg/d) | Treatment / disposal | |
| | Dry waste: | Residential – 453 H Building – 53 Amenity – 128 Total – 634 | Handed over to authorized recyclers | |
| | Wet waste: | Residential – 680 H Building – 69 Amenity – 85 Total – 834 | Organic Waste Converter | |
| | Hazardous | Negligible | Handed over to authorized | |

| | | | | |
|--|--|---|--|--------------------|
| | waste: | | recyclers | |
| | Biomedical waste | NA | NA | |
| | E-Waste | Residential – 3 H Building – 2 Amenity -2 Total = 7 | Handed over to Authorised Vendor | |
| | STP Sludge (dry) | Residential – 75 Kg/day H Building – 7.5Kg/day Amenity -10 Kg/day | Will be used as manure | |
| Green Belt Development | Total RG area (m ²): | | Required RG = 2767.733 | |
| | Existing trees on plot: | | 432 | |
| | Number of trees to be planted: | | 0 | |
| | Number of trees to be cut: | | 0 | |
| | Number of trees to be transplanted: | | 0 | |
| Power requirement: | Source of power supply: | | MSEDCL | |
| | During Construction Phase (Demand Load): | | 75 KW | |
| | During Operation phase (Connected load): | | Residential – 2772 KW Amenity – 695 KW | |
| | During Operation phase (Demand load): | | Residential – 1716 KW Amenity – 475 KW | |
| | Transformer: | | Residential - 3 Nos. of 630 KVA Amenity - 1 No. of 630 KVA | |
| | DG set: | | Residential - 1 x 125 KVA DG Set 1 x 200 KVA DG Set 1 x 40 KVA DG Set Amenity Building – 1 x 82.5 KVA | |
| Fuel used: | | HSD | | |
| Details of Energy saving | Solar water heating – 17.15 Solar PV system– 0.86 Total Power saving including saving due to Water Heaters – 20.69 | | | |
| Environmental Management plan budget during Construction Phase | Type | Details | Cost | |
| | Capital | Air, water, land, biological environment and socioeconomic environment | 11.18 | |
| | O & M | Air, water and Noise Monitoring | 1.08 | |
| Environmental Management plan Budget during Operation phase | Component | Details | Capital (Rs.in Lacs) | O&M (Rs.in Lacs/Y) |
| | Storm water | - | - | - |
| | Sewage treatment | STP | 66.3 | 25.16 |
| | Water treatment | - | - | - |
| | RWH | RWH Pits | 8 | 0.12 |
| | Swimming Pool | - | - | - |
| | Solid Waste | OWC | 39.5 | 9.35 |
| Hazardous waste | - | - | - | |

| | | | | |
|--------------------|--------------------------|------------------------------------|-----------------------------------|------------------------------------|
| | E waste | Handed over to Authorized Vendor | - | - |
| | Green belt development | Gardening | 15.21 | 3.00 |
| | Energy saving | Other measures | 21.96 | 3.55 |
| | | Renewable energy | 88.61 | 1.58 |
| | Environmental Monitoring | From MoEF&CC approved lab | - | 13.32 |
| | Disaster Management | - | | |
| | Sewage Pumping Cost | - | | |
| Traffic Management | Type | Required as per DCR | Actual Provided | Area per parking (m ²) |
| | 4-Wheeler | Residential – 203 Amenity – 76 | Residential – 206 Amenity - 76 | 5747.60 |
| | 2-Wheeler | Residential – 618 Amenity - 227 | Residential – 618 Amenity 227 | |
| | Bicycles | Residential – 618 | Residential - 618 | |

3. The proposal has been considered by SEIAA in its 228th meeting. PP has received earlier EC vide letter dated 31st December 2015 for total built up area 69,367.46 Sq.m. Amendment is due to change in DCR and change in planning. Now, Proposed total built up area 69,156.91 Sq.mt. SEIAA decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the detail landscape plan along with photographs numbering all 432 trees as area seems to be insufficient for 432 tree plantation.

B. SEIAA Conditions-

2. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI- 35,520.53m², Non-FSI- 24,712.35m², Total BUA-60,232.88 m². (Plan approval - 3091/19, dated 06/03/2020)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid

waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. 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.
- IV. 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling 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.
- XIII. 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.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. 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.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. 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.

- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. 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 by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. 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.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- 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.

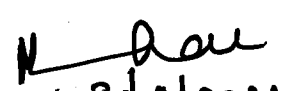
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. 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://parivesh.nic.in>
- XII. 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.
- XIII. 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.
- XIV. 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, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. 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.
- IV. 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.
- V. 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.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA.

In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

- VII. 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.
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. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.
8. 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.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

