

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III/CR-245TC-3
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.

Date: 2nd February, 2017

To,
KRC infrastructure and projects Pvt. Ltd.
"IT Park" on plot bearing S.NO.
65/1, 65/2 & 65/3 at Kharadi,
Distt. Pune

Subject: Environment clearance for proposed "IT Park" on plot bearing S.NO. 65/1, 65/2 & 65/3 at Kharadi, Distt. Pune by KRC infrastructure and projects Pvt. Ltd.

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 51st 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 106th 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-

1	Name of the Project	Proposed "IT PARK" at S. No. 65/1, 65/2 & 65/3, Kharadi, Pune, Maharashtra	
		Name	Mr. Anil N Mathur
		Address	KRC Infrastructure & Projects Pvt. Ltd. on Behalf of Gera Developments Pvt. Ltd. Plot No. C-30, Block G, Opp SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051
		Tel No	020 6683 1001
		Mobile No.	99237 50044
		Email ID	anmathur@kraheja.com
2	Name, contact number & address of the Consultant	Name	Mr. H.K Desai
		Address	B-1003, Enviro House, 10 th Flr, Western Edge II, Western Express Highway, Borivali (E), Mumbai-400 066.

		Tel No	28541647/48/67/68	
		Email ID	hkdesai5@gmail.com / info@eaepl.com / ec@eaepl.com	
3	Accreditation of the consultant(NABET Accreditation)	S.No. 51 of list of accredited consultant organization / Rev.40 April 08,2016		
4	Type of Project: Housing Project/Industrial Estate/SRA Scheme/MHADA/ Township or others	Commercial project.		
5	Location of the project	S. No. 65/1, 65/2 & 65/3, Kharadi, Taluka Haveli, District Pune		
6	Whether in Corporation/municipal/other area	Pune Municipal Corporation		
7	Applicability of the DCR	Pune Municipal Corporation - DCR		
8	IOD/ IOA/ Concession document or any other form of document as applicable(Clarifying its conformity with local planning rules & provision)	Online application for approval PRE DCR		
9	Note on the initiated work (if applicable)	No work has been initiated		
10	LOI/NOC from MHADA/ other approvals (If Applicable)	Not Applicable		
11	Total plot area (Sq.m.) Deductions Net Plot Area	1,04,400.00Sq.m		
12	Permissible FSI (including TDR etc.)	2,23,341.05 Sq.m		
13	Proposed Built Up Area (FSI & Non FSI)	FSI Area (Sq.mt) : 2,23,341.05 Non-FSI Area(Sq.mt) : 3,02,329.74 Total BUA Area (Sq.mt) : 5, 25,670.80		
14	Ground Coverage Area (percentage of plot not open to sky)	27,180.58 Sq.m 26 % (plot area)		
15	Estimated Cost of the project	INR 1250.0 Crores		
16	Number of Buildings & its configuration(s)	Build ing	Configuration	Height (Mt.)

		G1	1 parking, 1 Podium & 11 Office Floors	54.60
		G2	2 parking, 1 Podium & 11 Office Floors	57.90
		R1	4 parking, 1 Podium & 11 Office Floors	64.50
		R2	5 parking, 1 Podium & 11 Office Floors	67.80
		R3	4 parking, 1 Podium & 11 Office Floors	64.50
		R4	2 parking, 1 Podium & 11 Office Floors	57.90
17	Number of tenants and shops	Offices FSI AREA - 2,23,341.05 Sq. m		
18	Number of expected residents/users	48,000 No's		
19	Tenant density per hectore	Not Applicable		
20	Height of Building(s)	67.80 mt. (max)		
21	Right of way (Width of the road from the nearest fire station to the proposed building(s))	30.0 mt. wide road		
22	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.0 mt.		
23	Existing Structure(s)	Labour houses (Patra sheds) for nearby another project		
24	Details of the demolition with disposal (If applicable)	Relocation of Labor houses (Patra sheds)		
25	Total Water Requirement	Residential and Commercial Dry Season: Source - PMC <ul style="list-style-type: none"> • Fresh water: 1,319KLD (960 KLD domestic + 359 HVAC) • Recycled water (Flushing):1,200 KLD • Recycled water (Gardening): 30KLD • HVAC makeup :-- 900 KLD (541 KLD recycled) • Total water Requirement : 3090KLD • Excess treated water :0KLD • Swimming pool: NA • Firefighting(cum):--1800cum Wet Season: <ul style="list-style-type: none"> • Freshwater: 960 KLD • Recycled water (Flushing):1,200 KLD 		

		<ul style="list-style-type: none"> • Recycled water (Gardening):0 KLD • HVAC Makeup:-- 690 KLD • Total water Requirement : 2,850 KLD • Excess treated water:0 KLD • Swimming Pool: NA • Firefighting(Cum): --1800 cum
26	Details about Swimming Pool	<p>Dimension of Swimming Pool: NA Total water Requirement in KL: NA Water requirement for make up in KLD:NA</p> <ul style="list-style-type: none"> • Details of Plant & Machinery used for treatment of Swimming pool water: NA • Details of quality to be achieved for swimming pool water and parameters to be monitored: NA
27	Rain Water Harvesting (RWH)	<p>Residential</p> <ul style="list-style-type: none"> • Level of the ground water table: NA • Size and no of RWH tank (s) and quantity: NA • Capacity of RWH tank (s):NA • Location of the RWH tanks(s): NA • No of recharge pits: NA • Dimension : NA <p>Commercial</p> <ul style="list-style-type: none"> • Level of the ground water table: 12 - 18 mt depth (shallow aquifer level) • Size and no of RWH tank (s) and quantity: 6 + 1 No's • Capacity of RWH tank (s): 55 cum for each building and 212 cum for other catchment area except roof top • Location of the RWH tanks(s): P1 and P3 level for buildings and on ground for additional tank • No of recharge pits: 2 No of recharge well with 30 mt depth • Budgetary allocation (capital cost and O&M cost): • Capital cost: Rs. 119.97 Lakhs • OM cost: Rs. 1.6 Lakhs/year
28	UGT tanks	<p>Domestic UG tankCapacity:1920 cum Flushing UG tank:1200 cum Fire UG tank Capacity: 1800cum</p>
29	Strom water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: Towards east of the plot • Quantity of storm water: 0.79 Cum/sec • Size of SWD: • Dimension: 0.75 m (B) x 0.75 m (D)

30	Sewage & Waste Water	<p>Commercial –</p> <ul style="list-style-type: none"> • Sewage generation (KLD): - 1968 KLD • Capacity of STP (CMD): -6 No's of STP's 330 KLD • STP Technology: MBBR • Location of STP : Ground level • DG set will be provided for backup power to all emergency facilities. <p>Budgetary allocation (capacity cost and O&M cost): Capital cost: Rs. 480 Lakh O & M Cost : Rs. 69 Lakh/year</p>																																							
31	Solid Waste Management	<p>Waste generation in the Pre Construction and Construction phase</p> <ul style="list-style-type: none"> • Waste generation: • Quantity of the top soil to be preserved: <p>Excavation material and management</p> <table border="1" data-bbox="730 745 1455 1227"> <thead> <tr> <th></th> <th>Excavation Quantity (Cum)</th> <th>Filling Quantity (Cum)</th> </tr> </thead> <tbody> <tr> <td>Tower Portion</td> <td>55700</td> <td>17450</td> </tr> <tr> <td>Non Tower Portion</td> <td>13600</td> <td>13600</td> </tr> <tr> <td>Internal Roads</td> <td>167.52</td> <td>53513</td> </tr> <tr> <td>Total</td> <td>69467.52</td> <td>84563</td> </tr> </tbody> </table> <ul style="list-style-type: none"> • Disposal of the construction way debris : <table border="1" data-bbox="730 1272 1455 1955"> <thead> <tr> <th>Items of work</th> <th>Unit</th> <th>Qty of wastage generated</th> <th>Management</th> </tr> </thead> <tbody> <tr> <td>Empty cement bags</td> <td>No's.</td> <td>NA</td> <td>Use of bulkers eliminates cement bags</td> </tr> <tr> <td>Steel</td> <td>Ton</td> <td>440</td> <td>Steel cut pieces shall be used as spacers and chairs in the structure and wastage of steel (balance non usable steel of odd lengths) is sent for recycling</td> </tr> <tr> <td>Sand</td> <td>Ton</td> <td>9540</td> <td>Wastage of sand will be used for bedding for flooring purpose. They shall also be used for backfilling and filler material for levelling of internal roads and pavements.</td> </tr> <tr> <td>Packaging material</td> <td>kg</td> <td>--</td> <td>To be sent for recycling.</td> </tr> <tr> <td>Aggregates</td> <td>Ton</td> <td>11300</td> <td>Shall be used in road pavement and parking bay</td> </tr> </tbody> </table>		Excavation Quantity (Cum)	Filling Quantity (Cum)	Tower Portion	55700	17450	Non Tower Portion	13600	13600	Internal Roads	167.52	53513	Total	69467.52	84563	Items of work	Unit	Qty of wastage generated	Management	Empty cement bags	No's.	NA	Use of bulkers eliminates cement bags	Steel	Ton	440	Steel cut pieces shall be used as spacers and chairs in the structure and wastage of steel (balance non usable steel of odd lengths) is sent for recycling	Sand	Ton	9540	Wastage of sand will be used for bedding for flooring purpose. They shall also be used for backfilling and filler material for levelling of internal roads and pavements.	Packaging material	kg	--	To be sent for recycling.	Aggregates	Ton	11300	Shall be used in road pavement and parking bay
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	<p>Waste generation in the operation phase Residential & commercial:</p> <ul style="list-style-type: none"> • Biodegradable waste: 3600 kg/ day • Non-Biodegradable waste: 8400 kg/ day • E-waste: Approx 5% of total non biodegradable waste i.e. 420 kg/day • Hazardous waste: Shall be handover to authorized vendor • Biomedical waste (Kg/month)(If applicable): NA • STP sludge: Used as a manure <p>Mode of Disposal of Waste:</p> <ul style="list-style-type: none"> • Dry waste: Handed over to authorize recycler for further handling and disposal. • Wet Waste: Will be converted to compost using Mechanical composter • E-Waste: Authorize vendor shall be appointed for the collection and for final disposal. Separate area has been provided (58.0 Sq.m) for the E waste storage. • Hazardous Waste: Shall be handover to authorized vendor • Biomedical Waste: NA • STP Sludge (Dry Sludge): To be used as a manure <p>Area Requirement:138 Sq.m Location(s):on Ground Total area provided for the storage & Treatment of the solid waste : <u>Mechanical Composter and BIN Details</u></p> <ul style="list-style-type: none"> • Machine : 2 Units (KWIK COMPOSTER KC 2000) • Area Requirement- 80.0 Sq.m (40.0 Sq.m each composting Unit) • Bio degradable bins size and No's (Green Bins) : 850 mm (d) x 670 mm (w) x 1100 mm (H) 3 No's / Building • Total Green Bins : 18 No's • Non Bio degradable Bins Size and No's (Red Bins): 850 mm (d) x 670 mm (w) x 1100 mm (H) 6 No's / Building • Total Red Bins : 36 No's <p>Budgetary allocation (capital cost and O&M cost) Capital Cost : Rs.115 Lakh O & M Cost : Rs. 48 Lakh per year</p>
32	<p>Green Belt Development</p> <ol style="list-style-type: none"> 1. RG area other than green belt (please specify for playground, etc.): 2. RG area under green belt :

3. RG on the ground (Sq.m) :8302.24Sq.m

4. RG on the podium (Sq.m) :

5. Number & list of trees species to be planted in the ground RG: 1038 No's

Sr. No.	Scientific Name	Common Name	Family	Sensitive / Tolerant	Habit	Growth rate	Regeneration	Evergreen / Deciduous
1	<u>Achrassapota</u>	Chikoo	Sapotaceae	T	Tree	Quick growing	Grafting	Evergreen
2	<u>Aegle marmelos</u>	Bell tree	Rutaceae	T	Tree	Quick growing	By seed & root cutting	Evergreen
3	<u>Albizialebbek</u>	Siran	Mimoseae	T	Tree	Quick growing	By seed	Deciduous
4	<u>Albiziaprocera</u>	White Siris	Mimoseae	T	Tree	Quick growing	By seed	Deciduous
5	<u>Annona squamosa</u>	Custard Apple	Annonaceae	T	Small tree	Fast growing	By seed, Grafting Budding	Evergreen
6	<u>Annona reticulata</u>	Luvuni	Annonaceae	T	Tree	Fast growing	By seed	Evergreen
7	<u>Azadirachta indica</u>	Neem	Meliaceae	T	Tree	Quick growing after 1 st season	By seed	Evergreen
8	<u>Bauhinia racemosa</u>	Apta	Caesalpinaceae	T	Tree	Quick growing	By seeding	
9	<u>Cassia fistula</u>	Golden shower	Caesalpinaceae	T	Tree	Quick growing	By seeds	Deciduous
10	<u>Dalbergiasissoo</u>	Sissoo				Moderate during 1 st year and rapid afterwards	By seeds, Root & Slum cuttings	Evergreen
11	<u>Delonixregia</u>	Flameboyant	Caesalpinaceae	S	Tree	Quick growing	By seeds, cuttings	Deciduous
12	<u>Saracaasoka</u>	Ashok	Caesalpinaceae	T	Tree	Quick growing	By seed	Evergreen
13	<u>Syzygiumcumini</u>	Jaman	Myrtaceae	T	Tree	Quick growing	By seed, cutting, Grafting, Budding	Evergreen
14	<u>Emblicaofficinalis</u>	Awala	Euphorbiaceae	T	Tree	Quick growing	By seeds, cuttings, budding, inarching	Deciduous
15	<u>Ficusglomerata</u>	Umbar	Moraceae	T	Tree	Quick growing	By seeds, cutting	Deciduous
16	<u>Ficusreligiosa</u>	Pipal	Moraceae	T	Tree	Quick growing	Through seeds, cutting	Evergreen
17	<u>Hibiscus rosasinensis</u>	Jaswand	Malvaceae	T	Shrub	Quick growing	By seeds	Evergreen
18	<u>Mangiferaindica</u>	Mango	Anacardiaceae	T	Tree	Quick growing	By seeds, transplatio	Evergreen

						after 1 st year	n, grafting, budding, air layering, root cutting, mar cutting	
19	<u>Neriumindicum</u>	Kaner	Apocynaceae	T	Shrub	Quick growing	By Cutting	Evergreen
20	<u>Psidiumguayava</u>	Amrud	Myrtaceae	T	Tree	Quick growing	By seeds, stem, cutting, budding, grafting	Evergreen
21	<u>Samanea saman</u>	Rain tree	Mimosaceae	T	Tree	Quick growing	By seed cutting	Evergreen
<ul style="list-style-type: none"> • Number & list of shrubs & bushes species planted in the podium RG: • Number & list trees species to be planted around the border of nallah/steam/pond(If any): <u>Embllicaofficinalis, Azadirachtaindica, Syzygiumcumini etc.</u> • No. of Existing Trees: Nil • Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA • NOC for the tree cutting/ transplantaion/ Compensatory plantation, if any :NA <p>Budgetary allocation: Capital Cost: Rs. 75 Lakh O & M Cost: Rs. 12 Lakh per year</p>								
33	<p>Power Supply:</p> <ul style="list-style-type: none"> • Maximum load: 28658 kW • Connected load: 37201 kW • Source : MSEDCL <p>• Total DG power consumption for residential buildings : NA</p> <p>• Total DG power consumption for clubhouse and commercial buildings : 6 Sets x (2 x 2000kVA + 2 x 1000kVA), 3 PHASE, 415V, 50 Hz, RADIATOR COOLED DG SETS</p> <p>Energy saving measures:</p> <p>Detail calculations & % of saving: Compliance of the ECBC guidelines:</p> <p><u>Power Generation through solar PV Panels</u></p>							

With Energy Efficient Fixtures					With Conventional Fixtures				
S. No.	Description	Load/ Fixture (in Watts)	Power Consumption		S. No.	Description	Load/ Fixture (in Watts)	Power Consumption	
			No. of Fixtures	Total Load (KW)				No. of Fixtures	Total Load (KW)
1 COMMON AREA LIGHTING					1 COMMON AREA LIGHTING				
i	Parking Area				i	Parking Area			
	1x15W LED tube light -4' tube	18	15000	270		1x36W T-8 Fluorescent tube light -4' Tube	36	13000	540
ii Staircases					ii Staircases				
	1x15W LED surface mounted	15	8000	120.0		2x18W CFL Surface mounted	36	5000	288.0
iii Lift Lobbies					iii Lift Lobbies				
	1x15W LED Spot light	18	6000	108.0		2x18W CFL Surface mounted	36	6000	216.0
Total				498.0 KW	Total				1044.0 KW
Area Available on Roof Top for Solar Panels		2640	Sq.m						
Roof Area Required for 1 KW Power Generation		10	Sq.m						Plot Area
Total Power Generation from Solar PV		264	KW						

So approximately 50% common area lighting (up to 264KW) as mentioned above is being fed from Solar PV Panels.

Solar Street lightening

With Energy Efficient Fixtures					With Conventional Fixtures				
S. No.	Description	Load/ Fixture (in Watts)	Power Consumption		S. No.	Description	Load/ Fixture (in Watts)	Power Consumption	
			No. of Fixtures	Total Load (KW)				No. of Fixtures	Total Load (KW)
1	ROAD LIGHTING				1	ROAD LIGHTING			
	40 LED	40	100	4		1x70W HPSV light fixture	70	100	7
2	Saving due to Solar Street Lights								
	TOTAL SOLAR STREET LIGHT FIXTURES (40W EACH)	40	25	1		Solar installation for 70W fixture	0	0	0
Total				3.0 KW	Total				7.0 KW
Total Saving for use of LED and Solar Street lights				4.0 KW					

Budgetary allocation

Capital cost : Rs. 255.25 Lakhs

O & M cost: Rs. 6.0 Lakhs per year

Number and capacity of the DG sets to be used: 6 Sets x (2 x 2000kVA + 2 x 1000kVA), 3 PHASE, 415V, 50 Hz, RADIATOR COOLED DG SETS

Stack Height : As per CPCB

HT line passing through the plot any: NA

34	Environmental Management plan Budgetary Allocation	During Construction phase				
			Attributes	Mitigation	Cost	
		1	Air Environment	Water Sprinkling, Green Belt Development, Covered storage area	25 Lakhs	
		2	Noise Environment	Site Baricades and Green Belt Developments	18 Lakhs	
		3	Water Environment	Modular STP , Drainage with sedimentation tanks	10 Lakhs	
		4	Good Health Practices	Site Sanitation & Health Care	12 Lakhs	
		5	Environment Monitoring	Air, water ,noise soil monitoring during construction phase	15.75 Lakhs	
		6	TOTAL		80.75 Lakhs	
During Operation Phase :						
O & M cost (please ensure manpower and other details):						
		Sr. No	Particulars	Setting-up Cost (Lakhs)	Operation and Maintenance (in Lakhs)	Manpower requirement
		1.	RWH	119.97	1.6	-
		2.	Waste Management	115	48	1 Operator + 4 Helper
		3.	STP	480	69	6 Operator + 12 Helper
		4.	Landscaping	75	12	4 Gardener
		6	Non Conventional Energy System	255.25	6.0	-
			Total	1045.22	136.6	
Quantum and generation of Corpus fund and commitment:						
Operation and maintenance firm shall be appointed.						
Responsibility for further O &M: Common Area maintenance shall be collected from the tenants for the operation maintenance of the building and services.						

35	<p>Traffic Management: No of the junction to the main road & design of confluence Roads:30.0 mt wide 18.0 mt wide DP and 15.0 mt wide DP road Plot Area : 1,04,400 Sq.m Parking Details Total Area provided for parking : 1,62,614.02 Sq.m No of car parking provided : 5444 No's No. of two wheeler parking proposed : 13066 no's Type of parking : Area per car including driveway provided for car parking :</p> <table border="1"> <thead> <tr> <th>Parking Floor</th> <th>Area provided per Car (Sq.m)</th> </tr> </thead> <tbody> <tr> <td>P0</td> <td>33</td> </tr> <tr> <td>P1</td> <td>34</td> </tr> <tr> <td>P2</td> <td>35</td> </tr> <tr> <td>P3</td> <td>33</td> </tr> <tr> <td>P4</td> <td>33</td> </tr> </tbody> </table> <p>Width of all Internal roads (m): 13mt. wide and 12.0 mt. wide</p>				Parking Floor	Area provided per Car (Sq.m)	P0	33	P1	34	P2	35	P3	33	P4	33
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P0	33															
P1	34															
P2	35															
P3	33															
P4	33															
36	CRZ/RRZ Clearance obtain, if any	NA														
37	Distance from Protected Area / Critically Polluted Area/ Eco-sensitive areas / inter-State boundaries	--														
38 Check list for the other necessary approvals																
39		Status of the Approval	Name of the competent Authority	Date of issued letter												
40	CFO NOC for the above said building structure(s)	Obtained	Office of the Chief Fire Officer, Pune Municipal Corporation	14-07-2016												
41	HRC NOC for the above said building structure(s) (if applicable)	Not Applicable														
42	NOC for the above said building structure(s) from the aviation authority (if applicable)	Applied	AOC, Airport Station, Pune	Applied on 14-12-2015												
43	Consent for the water for the above said detail(s)	Applied	PMC	Applied on 03-06-2016												
44	Consent for the drainage for the above said detail(s)	Obtained	PMC	07-07-2016												

45	Consent for the electric supply for the proposed demand	Applied	MSEDCL, Pune Zone	Applied on 15-04-2016 for construction purpose
46	Precertification for Green Building from Indian Green Building Council and other recognized institutes (if applicable)	Received	LEED Pre certification – GOLD	March 2016
47	Court Order (if applicable)	NA		
48	Other approvals (If any)			

3. The proposal has been considered by SEIAA in its 106th 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 restricting total built up area of 175491.53 Sq. m as approved by Local Planning Authority.
- (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 by the Local Planning Authority to the project only after ensuring sustained availability of drinking water and connectivity of the sewer line to the project site.
- (v) No treated water from the STP shall be allowed to be disposed of in the water bodies/River nearby.
- (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

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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.

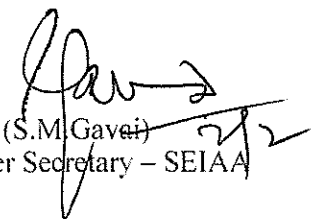
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- xv) Ambient noise levels should conform 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 firefighting equipment's etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

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- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
 - (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
 - (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
 - (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
 - (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
 - (xxxi) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
 - (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
 - (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
 - (xxxiv) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
 - (xxxv) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - (xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Nagpur 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, 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.
- (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- (xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon^{ble} court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.
8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
10. Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


(S.M. Gavai)
Member Secretary - SEIAA

Copy to:

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

2. The MoEF, Regional Office, Nagpur.
3. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan. Jorbagh Road, Aliganj, New Delhi-110003.
4. Managing Director, MSEDCL, MG Road, Fort, Mumbai
5. Collector, Pune.
6. Commissioner, Pune Metropolitan Region Development Authority (PMRDA)
7. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
8. Regional Office, MPCB, Pune.
9. Select file (TC-3)

(EC uploaded on)