

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEIAA-2017/UID-0000000649/Est  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya, Annex,  
Mumbai- 400 032.  
Date: 20<sup>th</sup> November, 2017.

To,  
M/s. Goel Ganga Developers (I) Pvt. Ltd.  
San Mahu Commercial Complex,  
3<sup>rd</sup> Floor, 5 Bund Garden Road,  
Pune – 411001.

Subject: Environment Clearance for Expansion of Construction Project “Ganga Bhagyoday Tower” at S No 35 to 40, Village Vadgaon Budruk, Sinhagad Road, Pune

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 27<sup>th</sup> and 54<sup>th</sup> meeting and recommended the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 87<sup>th</sup>, 104<sup>th</sup> and 112<sup>th</sup> meeting.

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

### Brief Information of the project submitted by you is as below-

1.Name of Project	Ganga Bhagyoday Tower
2.Type of institution	Private
3.Name of Project Proponent	Goel Ganga Developers (I) Pvt. Ltd.
4.Name of Consultant	--
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes Previous EC received vide letter no. S21-673-2007-IA-III dated 4 April 2008
8.Location of the project	S No 35 to 40 Village Vadgaon Budruk, Sinhagad Road
9.Taluka	Haveli
10. Village	Vadgaon Budruk
11.Area of the project	Pune Municipal Corporation (PMC)
12.IOD/IOA/Concession/Plan Approval Number	Applied for IOD/IOA
	IOD/IOA/Concession/Plan Approval Number: Work initiated as per Plan approval received from PMC
	Approved Built-up Area: 147219.45

13. Note on the initiated work (If applicable)	The EC was granted vide no. 21-673-2007-1AIII dated 04/04/2008, for construction of 12 building with Stilt, basement plus 11 floors for 552 flats, 50 shops and 34 offices and total buildup area 57,658.42 sq.m. Case had gone under violation as construction was carried out for 17 building with total BUA admeasuring 47986.59 Sq.m (i.e FSI) at plot. 1 ( i.e building Nos. A1,B1,C1: P + P + 11,G1; H1,I1,J1,K1: P + P + 11; L1,O1: P+ P+11; M1:P+ G +11; B+G+11; N1:B+G+11; D1:P+ P +10; E1:P+P+2; F1:P+ P + 7; S, SI COMM: B+G+3 ground, STP & U.G. tank). For plot No 2 ( i.e building No. B - B1+B2+ GF+UG) RCC work completed with total BUA admeasuring 630.55 Sq.m (i.e FSI). Case has been withdrawal from violation as constructed FSI at site is 48617.14 sqm which is less than total BUA/ FSI admeasuring 57658.42 Sq.m permitted in the Previous E.C as per CA-2015/CR-6/TC-3 dated 31/05/2016		
14. LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA		
15. Total Plot Area (sq. m.)	79,100 sq m		
16. Deductions	37,644.59 sq m		
17. Net Plot area	41,455.21 sq m		
18. Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): Existing: 48,617.14 Under construction: 9,041.28 Total existing: 57,658.42 and Proposed: 46,420.49 Total Proposed FSI: 1,04,078.91		
	b) Non FSI area (sq. m.): Proposed: 43,140.54		
	c) Total BUA area (sq. m.): 147219.45		
19. Total ground coverage (m2)	Existing: 9618.4, Proposed: 11953.5		
20. Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	52.03%		
21. Estimated cost of the project	3054200000		
<b>22. Number of buildings &amp; its configuration</b>			
Sr.	Building Name & number	Number of floors	Height of the building (m)
1	A Building ,1 Number	LG+UG+P1+P2 +	99.90
2	B Building ,1 Number	LG+UG+P1+P2 + Podium + 29	99.90
3	Cultural Center, 1 Number	2B + LG + G + 2	14.2
4	Club House, 1 Number	G	10.8
	A1, B1 and C1, 1 each	P	As per EC
6	D1, 1 number	P	As per EC
7	E1, 1 number (existing)	P	As per EC
8	F1, 1 number (existing)	P	As per EC
9	G1, H1, I1, J1, K1 , 1 each	P +	As per EC
10	L1, O1 , 1 each (existing)	P	As per EC
11	M1, 1 number (existing)	P	As per EC
12	N1, 1 number (existing)	B	As per EC
13	S, SI COMMERCIAL	B	As per EC
14	E1 , 1 number (under	P	As per EC
15	F1, 1 number (under	P	As per EC
23. Number of tenants and shops	Existing: 738 Flats and 115 shops ( Completed) 69 Flats and 2 Shops (Under Construction) Residential: 4035 Commercial: 234 Proposed: 454 Tenements + Cultural center Residential population : 2270 Cultural Center's population : 3350		

24. Number of expected residents / users	Existing: Residential: 4035 Commercial: 234 Proposed: Residential population : 2270 Cultural Center's population : 3350			
25. Tenant density per hectare	Existing: Tenant density per hectare:250 Proposed: Tenant density per hectare:250			
26. Height of the building(s)	-			
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	30.0 m Wide road			
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Turning radius for easy access of fire tender movement from all around the building is 9.00 m			
29. Existing structure (s) if any	Existing at site: 738 flats and 115 shops ( Completed) 69 Flats and 2 shops (Under Construction) Total: 807 Flats and 117 Shops			
30. Details of the demolition with disposal (If	NA			
<b>31. Production Details</b>				
Serial Number	Product	Existing (MT/M)	Proposed	Total (MT/M)
Not applicable				
<b>32. Total Water Requirement</b>				
Dry season:	Source of water	PMC		
	Fresh water (CMD):	Existing: 367, Proposed: 265, Total: 632		
	Recycled water - Flushing (CMD):	Existing: 189, Proposed: 203, Total: 392		
	Recycled water - Gardening (CMD):	Existing: 18, Proposed: 18, Total: 36		
	Swimming pool make up (Cum):	Existing: 4, Proposed: 0, Total: 4		
	Total Water Requirement (CMD) :	Existing: 578, Proposed: 486, Total: 1064		
	Fire fighting - Underground water tank(CMD):	Existing: 200 KL and Proposed: 325 for commercial and residential		
	Fire fighting - Overhead water tank(CMD):	30 m3 per building		
	Excess treated water	Existing: 243 Proposed: 200		
	Source of water	PMC		
Fresh water (CMD):	Existing: 367, Proposed: 265, Total: 632			
Recycled water - Flushing (CMD):	Existing: 189, Proposed: 203, Total: 392			
Recycled water - Gardening (CMD):	0			

Wet season:	Swimming pool make up (Cum):	Existing: 2, Proposed: 0, Total: 2
	Total Water Requirement (CMD) :	Existing: 558, Proposed: 468, Total: 1026
	Fire fighting - Underground water tank(CMD):	Existing: 200 KL and Proposed: 325 for commercial and residential
	Fire fighting - Overhead water tank(CMD):	30 m3 per building
	Excess treated water	Existing: 261, Proposed: 218
Details of Swimming pool (If any)	<p>Existing:</p> <p>Dimension of main Swimming Pool:75.88 SQMTX 1.2 M  HT Dimension of Kids Pool:13.38 SQM X0.60 M HT  Total water Requirement in KLD: 4 KLD  Details of Plant &amp; Machinery used for treatment of Swimming pool water: Ozone system with chlorination unit along with the entire setup for water filtration and control panel.</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored:  a. pH = 7.0 to 7.6  b. Chlorine content : 0.8 to1 ppm Residual chlorine in pool</p>	

### 33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	189	203	392	19	21	40	170	182	352
Fresh water requirement	367	279	646	37	27	64	330	238	568
Gardening	18	18	36	18	18	36	00	00	00

34.Rain Water Harvesting (RWH)	Level of the Ground water table:	Very low
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	Existing 8, Proposed 5
	Size of recharge pits:	Existing: [3'0" X 3'0"X 6'0" ], Proposed: 1.2m X 1.2m X 1.2m
	Budgetary allocation (Capital cost) :	6.15 Lakh
	Budgetary allocation (O & M cost) :	0.30 lakh/annum

Details of UGT tanks if any :		Existing: For residential and commercial: Domestic UG tank Capacity: 525 KL Flushing UG tank Capacity: 325 KL Fire UG tank Capacity: 200 KL Proposed: Residential: Domestic UG tank Capacity: 322 KL Flushing UG tank Capacity: 103 KL Fire UG tank Capacity: 225 KL Cultural Center: Domestic UG tank Capacity: 76 KL Flushing UG tank Capacity: 100.50 KL Fire UG tank Capacity: 100 KL
35.Storm water drainage	Natural water drainage	As per contour
	Quantity of storm water:	771.45 cum/hr
	Size of SWD:	450 mm X 450 mm internal and 450 dia pipe for external Municipal Drain
Sewage and Waste water	Sewage generation in KLD:	Existing: 500 KL, Proposed: 285 KLD for Residential and 136KLD for commercial
	STP technology:	MBBR
	Capacity of STP (CMD):	Existing having 510 KL capacity and Proposed:1 having 300 KL and 2nd having 150 KL capacity
	Location & area of the STP:	As per master layout
	Budgetary allocation (Capital cost):	28.25 lakh
	Budgetary allocation (O & M cost):	10.95 lakh/annum
<b>36.Solid waste Management</b>		
Waste generation in the Pre Construction and Construction phase:	Waste generation:	2048 cum top soil to be preserved
	Disposal of the construction waste debris:	Excavated earth material will be used for filling material for plinth area and Top soil for landscaping.
Waste generation in the operation Phase:	Dry waste:	Existing: 807 kg/day Proposed: Residential: 396 kg/day, Cultural center: 341 kg/day
	Wet waste:	Existing: 1210.50 kg/day Proposed: Residential: 648kg/day, Cultural center: 167 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Existing: 18 kg/day , proposed: 9 kg/day
	Others if any:	NA
	Dry waste:	Handed over to authorized vendor

Mode of Disposal of waste:	Wet waste:	Treated in OWC
	Hazardous waste:	handed over to authorized vendor as and when required
	Biomedical waste (If applicable):	Not applicable
	STP Sludge (Dry sludge):	Will be used as manure for landscaping
	Others if any:	not any
Area requirement:	Location(s):	As per Service layout
	Area for the storage of waste & other material:	60 sq m
	Area for machinery:	Included in total area i.e. 60 sq m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	21 lakh
	O & M cost:	2.5 lakh/annum

### 37. Effluent Characteristics

Serial Number	Parameters	Unit	Inlet Effluent Characteristics	Outlet Effluent Characteristics	Effluent discharge standards (MPCB)
Not applicable					
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

### 38. Hazardous Waste Details -

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
Not applicable							

### 39. Stacks emission Details

Serial Number	Section & units	Fuel Used	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	DG set	Diesel	3	3 m above terrace	0.015	approx. 400 C

### 40. Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
Not applicable				

1	Diesel	250 KVA X 1 NOS + 125 KVA X 2 NOS	320 KVA (1 No.) & for CC Bldg = 82.5 KVA (1 No.)	5 DG sets
41.Source of Fuel		Authorized dealer		
42.Mode of Transportation of fuel to site		By Road		
43.Green Belt Development	Total RG area :	Existing: Total RG area: 3106.39 sq.m., Proposed: Total RG area: 2974.74 sq.m.		
	No of trees to be cut	NA		
	Number of trees to be planted :	278		
	List of proposed	all		
	Timeline for completi	by the end of construction phase		
44.Number and list of trees species to be planted in the ground				
Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Ailanthus Excelsa	Maharukh	25	Tall tree, common in most hotter parts and can tolerate shade
2	Albizia lebbeck	Shirish	30	Spreading tree, dense foliage provides shades
3	Cassia fistula	Bahava	44	Grows in less soil, full yellow flowers during summer season, larval host for butterflies.
4	Lagestromia flosregineae	Tamhan	38	Medium size ornamental tree use as an avenue tree, attracts lots of birds and butterflies
5	Michelia champaca	Son chafa	18	Ornamental plant used at very specific locations, hardy plant.
6	Saraca indica	Sita ashok	20	Hardy tree grows well in warm climate evergreen tree with rounded crown.
7	Murraya paniculata	Kunti	16	Small size evergreen plant with fragrant flowers, attract lots of birds butterflies
8	Ficus retusa	Nandruk	30	Evergreen tree, rapidly growing, good for roadside plantation
9	Nyctant hes	Parijatak	12	Flowering tree, good for garden plantation
10	Butea monosperma	Palas	18	Medium sized deciduous tree grows in open area, light demander
11	Bauhinia recemosa	Apta	14	Grows in less soil drought resistant.
12	Annona squamosa	Sitaphal	7	Small growing fruit tree requires no care
13	Acrus sapota variety	Chick	6	Hardy tree, grows in dry land

14	-	Total	278	--
45.Total quantity of plants on ground				
46.Number and list of shrubs and bushes species to be planted in the podium RG:				
Serial Number	Name	C/C Distance	Area m2	
1	-	-	--	
47.Energy				
Power requirement:	Source of power supply :	MSEDCL		
	During Construction Phase: (Demand Load)	48 kW		
	DG set as Power back-up during construction phase	1No. X 62.5 KVA		
	During Operation phase (Connected load):	Existing: 5203 kW Proposed: 1999.69 kW		
	During Operation phase (Demand load):	Proposed: 1199.81 kW		
	Transformer:	8 NOS X630 KVA		
	DG set as Power back-up during operation phase:	Existing: 250 KVA X 1 NOS + 125 KVA X 2 NOS, Proposed: 320 KVA (1 No.) & for CC Bldg = 82.5 KVA (1 No.)		
	Fuel used:	Diesel		
	Details of high tension line passing through the plot if any:	NA		
48.Energy saving by non-conventional method:				
Auto Timer control for external & Common lighting Use of CFL / LED lamps in all public/ common areas. Electronic V3F Drives for Elevators. PV cells Timer Logic Controller Electronic VVF drive for Lifts Solar Water Heater				
49.Detail calculations & % of saving:				
Serial Number	Energy Conservation Measures	Saving %		
1	PV cells, Timer logic control and V3F drive for lifts and solar water heating	12%		
50.Details of pollution control Systems				
Source	Existing pollution control system	Proposed to be installed		
Waste water	S T	STP		
Solid waste	OWC	OWC		



Budgetary allocation (Capital cost and O&M cost):	Capital cost:	75 lakh
	O & M cost:	1.5 lakh/annum

### 51.Environmental Management plan Budgetary Allocation

#### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air	Erosion control	5.3
2	Safety	site safety	1.01
3	Health	Site Sanitation	1.28
4	Health	Disinfection and health check-up	0.72
5	Environmental Monitoring	Monitoring	0.95

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Water	STP 1	15.75	5.47
2	Water	STP 2	12.5	5.47
3	Storm water	RWH system	6.15	0.3
4	Solid waste	OWC	21	2.5
5	Landscape	Landscape	12.3	7.16
6	Renewable	Solar hot water	75	1.5
7	Monitoring	Environmental Monitoring	from MoEF & CC	1.25
8	Safety	training and awareness	9	00
9	-	Total	167.70	24.51

51.Storage of chemicals (inflammable /explosive/hazardous/toxic substances) –  
Not applicable

52.Any Other Information - Nil

### 53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	1 junction up to main road
Parking details:	Number and area of basement:	1 basement having area 7164.77 sq m
	Number and area of podia:	2 podium having area 7164.77 sq m each
	Total Parking area:	21,077.16 sq m
	Area per car:	30 .68 sq m
	Area per car:	30 .68 sq m
	Number of 2- Wheelers as approved by competent authority:	Existing: 2500 Proposed: Residential 1504, Cultural center 635

	Number of 4- Wheelers as approved by competent authority:	Existing: 770 Proposed: Residential 687, Cultural center 319
	Public Transport:	PMPML Bus stop near project site
	Width of all Internal roads (m):	9 m
	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	None within 10 km radius
	Category as per schedule of EIA Notification sheet	8 (a) B2
	Court cases pending if any	NGT case pending
	Other Relevant Information	Case was recommended for EC in 27th SEAC III meeting and further considered in 87th SEIAA meeting wherein case was referred to Environment Department for verification of violation. Proposed directions were withdrawn vide letter dated 31.05.2016 hence SEIAA considered the case in 104th SEIAA meeting wherein the case was referred to SEAC. The case was again considered in 54th SEAC III and where committee referred back the case to SEIAA for further decision in consequences of findings of Hon. NGT order dated 27.09.2016.

3. The proposal has been considered by SEIAA in its 112<sup>th</sup> meetings & 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 (EC) is issued for total built up area of 147219.45 m<sup>2</sup> as approved by Local Planning Authority. It is noted that the total proposed construction area is 1,47,219.45 m<sup>2</sup> which includes the area of previous EC (dated 04.04.2008) 57,658.42 m<sup>2</sup> and the proposed expansion area of 89,561.03 sq.m . However the above area of 1,47,219.45 sq.m is notional as the NON FSI area component of the previous EC is not included in 1,47,219.45 m<sup>2</sup>. After considering the NON FSI area of the previous EC the total built up area becomes 1,81,230.94 m<sup>2</sup>. SEIAA has also taken note of the clarification issued by MOEF&CC vide Office Memorandum dated 7th July, 2017, stating that definition of built up area will be assessed as per the building bye-laws or DCR of the local authorities in the states .
- (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, 2016.

- (iv) Project Proponent to relocate the holding tank in such a manner that it does not spill over to river. It should also be properly maintained & kept free of Mosquitos so that it does not become a breeding ground for the disease spreading vectors.
- (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) This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- (vii) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (viii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (ix) "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- (x) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

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

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- (viii) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- (xii) The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of 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 odor problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxv) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.
- (xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

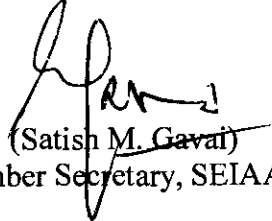
- (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- (xxxii) Traffic congestion near the entry 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.
- (xxxiii) 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.
- (xxxiv) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- (xxxv) 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.
- (xxxvi) 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.
- (xxxvii) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

#### **General Conditions for Post- construction/operation phase-**

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.
- (viii) The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://ec.maharashtra.gov.in>.
- (ix) Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1<sup>st</sup> June & 1<sup>st</sup> December of each calendar year.
- (x) A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were

- received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
  - (xii) The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.
  - (xiii) The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
  5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
  6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
  7. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29<sup>th</sup> 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, 1<sup>st</sup> Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
11. The issue of grant of environmental clearance in light of the orders issued by Hon'ble Bombay High Court in Writ Petition no. 4722 of 2016 dated 22.06.2016, 08.07.2017 and 30.09.2017 was referred to Law and Judiciary Department (L&JD) GoM. In this regard, L&JD has opined as below:  
*"There is no hurdle in processing the application of the PP for Environmental Clearance as per provisions of Law."*
12. This environmental clearance is subject to outcome of the related matters pending with Hon'ble Supreme Court and Hon'ble National Green Tribunal.

  
(Satish M. Gavai)  
Member Secretary, SEIAA

**Copy to:**

1. Shri. Anil Kale, Chairman, IAS (Retd.). SEAC-III, Flat no A-4, Building No.4, Government Colony, Haji Ali, Mumbai-34
2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Nagpur
4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
5. Managing Director, MSEDCL, MG Road, Fort, Mumbai
6. Collector, Pune.
7. Commissioner, Pune Municipal Corporation.
8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
9. Regional Office, MPCB, Pune.
10. Select file (SEIAA Cell/Est)

(EC uploaded on \_\_\_\_\_ )