59th SEAC_III

SEAC Meeting number: 59th SEAC-III **Meeting Date** July 28, 2017

Subject: Environment Clearance for Proposed Amendment in Environmental Clearance of Mixed Use Development Project Ashok Meadows and Godrej 24

1.Name of Project	Ashok Meadows and Godrej 24
2.Type of institution	Private
3.Name of Project Proponent	RR Mega City Builders Ltd
4.Name of Consultant	Building Environment India Pvt.Ltd.
5.Type of project	Township
6.New project/expansion in existing project/modernization/diversification in existing project	Modernisation and Amendment of Existing Project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	The project already received Environmental Clearance on 3rd April, 2013 & 17th October,2014 vide letter no.SEAC2211/CR-943/TC-2 for Phase-I & vide letter no.SEAC2211/CR943/TC-2 for Phase-II& II respectively
8.Location of the project	S. No. 221/2, 222/1, 222/4, 222/5/1 (P), 222/5/2(P), 223/1, 223/2, 223/3, 223/4, 223/5, 224/1, 224/2/1, 224/2/2, 224/3, 224/4, 224/5, 224/6, 224/7, 225/1/1A, 225/1/1B, 225/1/1C, 225/1/2, 225/2, 225/3, 226/1, 226/2 Village Hinjewadi, Tehsil- Mulshi, Dist.-Pune, State - Maharashtra
9.Taluka	Mulshi
10.Village	Hinjewadi
11.Area of the project	PMRDA
12.IOD/IOA/Concession/Plan Approval Number	Concession Layout approved by PMRDA
	IOD/IOA/Concession/Plan Approval Number: Letter No: BMU/C.R.No-11/16-17/MOUZA-Hinjewadi
	Approved Built-up Area: 142123.51
13.Note on the initiated work (If applicable)	Construction of Phase-I already started on site & till date construction of 57,650.01 sq.mt of total construction B.UA has already been executed on site
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	--
15.Total Plot Area (sq. m.)	1,20,596.00 sq.mt
16.Deductions	2315.36 sq.mt
17.Net Plot area	1,18,280.64 sq.mt
18.Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** Residential: Phase-I: (Phase-I: 30,395.08 sq.mt+ Phase-A: 55,720.50 sq.mt + Phase-B: 42,081.72 sq.mt) = 1, 28,197.30 sq.mt; Amenity I: 4199.00 sq.mt; Amenity: 2: 4199.00 sq.mt; Total: 1, 37,214.88 sq.mt
	b) Non FSI area (sq. m.): Residential: (Phase-I: 27254.93 sq.mt+ Phase-A: 52187.70 sq.mt + Phase-B:45485.23sq.mt - area taken in FSI 1683.38) = 123244.48 sq.mt; Amenity I: 1580.97 sq. mts.; Amenity: 2: 1580.97 sq. mts ;Total: 1,26,406.42 sq.mt
	c) Total BUA area (sq. m.): 263621
19.Total ground coverage (m2)	Phase-I:14,063.73 sq.mt.; Phase-A:14,745.44 sq.mt.; Phase-B:12,972.61 sq.mt.; Amenity:3568.72 sq.mt.; Total:45,350.50 sq.mt
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	38.34%
21.Estimated cost of the project	8150000000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Phase-I: Bldg.Type:A:4 Nos. Bldgs.	P+S+ 11 Upper Floor	39.35 mt
2	Phase-I: Bldg.Type:B;2 Nos. Bldgs.	P+S + 11 Upper Floor	39.35 mt
3	Phase-I:Bldg.Type:C;2 Nos. Bldgs.	P+S + 5 Upper Floor	21.35 mt
4	Phase-I: Club House	G+1	8.20 mt

5	Phase-A:Bldg. Type: A;8 Nos. Bldgs.	P + P + 17 Upper Floor; (D1, D2, D3,D4, D5, G1 , F1,F2)	59.90 mt
6	Phase-A; Bldg.Type:B;4 Nos. of Bldgs	P + P + 17 Upper Floor; (E1, E2 ,E3 ,E4);	59.90 mt
7	Phase-A:Club House;On Podium-1 No; On Open Space-1 No.	G+1	8.20 mt
8	Phase-B: Bldg. Type:A;2 Nos. of Bldgs.	P + P + 17 Upper Floor; (H2,I4);	59.90 mt
9	Phase-B: Bldg. Type:B;2 Nos. of Bldgs.	P + P + 17 Upper Floor; (I2,I3);	59.90 mt
10	Phase-B: Bldg.Type:C;1 No Bldg.	P+ P +19 Upper Floor (J1);	65.20 mt
11	Phase-B;Bldg.Type:D;2 Nos. of Bldgs.	P+ P + 19 Upper Floor; (K1 ,K2),	65.20 mt
12	Phase-B; Club House;On Open Space-1 No.	G+1	8.20 mt
13	Amenity 1	G+3	16.75 mt
14	Amenity 2	G+3	16.75 mt

23.Number of tenants and shops	Phase-I: Residential Units 336 Nos.; Phase-A: Residential Units: 816 Nos; Phase-B: Residential Units:576 Nos. ; Total Residential Units: 1728 Nos. Amenity 1:57 Nos. Amenity 2: 46 Nos.
24.Number of expected residents / users	Phase-I:2100 Nos;Phase-A:5100 Nos.; Phase-B:3600 Nos.; Amenity 1:264 Nos; Amenity 2: 264 Nos; Total:11,328 Nos.
25.Tenant density per hectare	146 Tenants /Hectare
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	The plot is abuting to 30m wide road on North side and 36m wide road on east side
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29.Existing structure (s) if any	Construction of Phase-I already started on site & till date construction of 30,395.08 sq.mt of total construction B.UA has already been executed on site
30.Details of the demolition with disposal (If applicable)	Not Applicable

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

Dry season:	**Source of water**	Hinjewadi Gram Panchyat / Tanker
	Fresh water (CMD):	Domestic: Phase-I: 161.00; Phase-B: 370.00, Phase-B: 283.00; Amenity 1 &2:14.50; Total: 828.50
	Recycled water - Flushing (CMD):	Phase-I: 80.00; Phase-A: 188.00, Phase-B: 144.00; Amenity 1 &2: 5.00; Total: 417.00
	Recycled water - Gardening (CMD):	Phase-I: 27.50; Phase-A: 51.00, Phase-B: 49.00; Amenity 1 &2:79.50; Total: 207.00
	Swimming pool make up (Cum):	Phase-I: 5.00; Phase-A: 5.00, Phase-B: 5.00; Total: 15.00
	Total Water Requirement (CMD) :	Phase-I: 273.50; Phase-A: 614.00, Phase-B: 481.00; Amenity 1 &2: 99.00; Total: 1467.50
	Fire fighting - Underground water tank(CMD):	Phase-I: 150 cum, Phase-A:300 Cum,Phase-B:300 Cum
	Fire fighting - Overhead water tank(CMD):	20 each bldg
	Excess treated water	Phase-I: 55.50; Phase-A: 239.00 Phase-B :98.50; Amenity 1&2: -- Total: 393.00
Wet season:	**Source of water**	Hinjewadi Gram Panchyat / Tanker/RWH
	Fresh water (CMD):	Phase-I:161.00; (Gram Panchayat:61.00 & RWH: 100.00) Phase-B: 370.00, (Gram Panchayat:106.00 & RWH: 264.00) Phase-B: 283.00; (Gram Panchayat:91.00 & RWH: 192.00) Amenity 1 &2:14.50(Gram Panchayat:7.25.00 & RWH: 7.25); Total: 828.50
	Recycled water - Flushing (CMD):	Phase-I: 80.00; Phase-A: 188.00, Phase-B: 144.00; Amenity 1 &2: 5.00;Total: 417.00
	Recycled water - Gardening (CMD):	--
	Swimming pool make up (Cum):	Phase-I: 5.00; Phase-A: 5.00, Phase-B: 5.00; Total: 15.00
	Total Water Requirement (CMD) :	Phase-I: 246.00; Phase-A: 563.00, Phase-B: 432.00; Amenity 1 &2: 19.50; Total: 1260.50
	Fire fighting - Underground water tank(CMD):	Phase-I: 150 cum, Phase-A:300 Cum,Phase-B:300 Cum
	Fire fighting - Overhead water tank(CMD):	20 each bldg
	Excess treated water	Phase-I: 83.00; Phase-A: 280.00, Phase-B :216.00; Amenity1&2:11.00; Total:590.00
Details of Swimming pool (If any)	3 nos.	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	9.10 mt
	Size and no of RWH tank(s) and Quantity:	Phase-1: 1 tank of 100 cum capacity; Phase-A:2 Nos. of RWH tank of 132 KLD Capacity each;Phase-B: 2 Nos. of RWH tank of 96 KLDCapacity each; Amenity 1 &2: 10 KLD capacity each
	Location of the RWH tank(s):	Underground
	Quantity of recharge pits:	26 Nos
	Size of recharge pits :	0.9 m dia & 100 mt deep(each pit)
	Budgetary allocation (Capital cost) :	335.00 lacs
	Budgetary allocation (O & M cost) :	1.20 lacs/yr
	Details of UGT tanks if any :	Underground tank of adequate capacity has been provided for Domestic, Flushing, fire Fighting, STP, RWH
35.Storm water drainage	**Natural water drainage pattern:**	land gently slope towards south
	Quantity of storm water:	0.16 m3/min
	Size of SWD:	600mm Drain Channel With Grating Slope 1:300 and 450mm Drain Channel With Grating Slope 1:300
Sewage and Waste water	**Sewage generation in KLD:**	Phase-I: 192.00; Phase-A: 493.00, Phase-B: 377.00; Amenity 1 &2: 17.00;Total: 1079.00
	STP technology:	MBBR
	Capacity of STP (CMD):	5 Nos, Phase-I: 200.00; Phase-A: 520.00, Phase-B: 400.00; Amenity 1 &2: 10.00 each;
	Location & area of the STP:	Underground
	Budgetary allocation (Capital cost):	180.00 lacs
	Budgetary allocation (O & M cost):	30.00 lacs/yr

36.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	1.80T/day
	Disposal of the construction waste debris:	waste generation from Phase-I , used for land levelling purpose; from proposed phases 30% will be recycled on site & remaining will be handed over to Authorised Recycles as per C&D waste Management Rule,2016
Waste generation in the operation Phase:	**Dry waste:**	Phase-I: 399.00kg/day; Phase-A: 969.00kg/day, Phase-B: 684.00kg/day; Amenity 1& 2: 79.00kg/day; Total: 2131.00 kg/day
	Wet waste:	Phase-I: 646.00kg/day; Phase-A: 1484.00kg/day, Phase-B: 1056.00kg/day; Amenity 1&2: 137.00kg/day; Total: 3323.00 kg/day
	Hazardous waste:	will be handed over as per Hazardous Waste Management & Handling Rule,2016
	Biomedical waste (If applicable):	not applicable
	STP Sludge (Dry sludge):	Phase-I: 52.00kg/day; Phase-A: 127.00kg/day, Phase-B: 90.00kg/day; Amenity 2:1.00kg/day; Amenity 2: 1.00kg/day; Total: 271.00 kg/day
	Others if any:	not applicable

Mode of Disposal of waste:	**Dry waste:**	will be handed over to Authorised Recycles as per C&D waste Management Rule,2016
	Wet waste:	Phase-I: Will be treated in Biogas Plant (already installed); Phase-A,B & Amenity: Will be treated in OWC
	Hazardous waste:	will be handed over as per Hazardous Waste Management & Handling Rule,2016
	Biomedical waste (If applicable):	not applicable
	STP Sludge (Dry sludge):	--
	Others if any:	--
Area requirement:	**Location(s):**	Attached
	Area for the storage of waste & other material:	Attached
	Area for machinery:	Attached
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Biogas:18.00 Lacs; OWC: 20.00 Lacs
	O & M cost:	Biogas:1.8 Lacs/annum; OWC: 2.00 Lacs/annum

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	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
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable

41.Source of Fuel	Not applicable
42.Mode of Transportation of fuel to site	Not applicable

43.Green Belt Development	**Total RG area :**	On Ground+ Podium: Phase-I:18987 sq.mt + Phase-A+B+Amenity:32820.00 sq.mt; Total:51,807.00 sq.mt
	No of trees to be cut :	--
	Number of trees to be planted :	Phase-I:509 Nos; phase-A:609 Nos.; Phase-B:312 Nos;+Amenity-1:230 Nos, Amenity2: 331 Nos.; Total:1991 Nos.
	List of proposed native trees :	Attached
	Timeline for completion of plantation :	Throughout constrction

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	attached	--	--	--
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	attcahed	--	--

47.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	Attcahed
	DG set as Power back-up during construction phase	--
	During Operation phase (Connected load):	Phase-I:3220.00 KW; Phase-A:6280.95 KW; Phase-B:5146.68 KW;Amenity: 886.00 kW
	During Operation phase (Demand load):	Phase-I:1246.00 KW; Phase-A:2405.33 KW; Phase-B:1945.99KW;Amenity:406.00kW
	Transformer:	attached
	DG set as Power back-up during operation phase:	Phase-I:1 DG of 500 kVA capcity; Phase-A & B:1 DG of 1000 kVA capcity each; Amenity 1&2:1 DG of 500 kVA capcity each;
	Fuel used:	diesel
	Details of high tension line passing through the plot if any:	no

48.Energy saving by non-conventional method:

Energy Conservation Measures:
Energy conservation measures are often the easiest, quickest and cheapest way to reduce costs and be environmentally pro-active
Energy conservation program will be implemented through measures taken both on energy demand and supply.
Energy conservation will be one of the focuses during planning and operation stages of the proposed development. The conservation efforts would consist of the following:
Energy Saving Practices:
Air–conditioning & Ventilation System:
Air – conditioning & ventilation system design shall be well equipped with energy conservation features to reduce energy consumption and operating costs where economically feasible, generally as follows:
• Energy efficient motors for AHU's and for large ventilation fan motors.
Electrical & LV Systems:
• Copper conductor cables are specified for sizes of 16 sq mm and below, this will reduce losses and improve reliability.
• Power factor shall be maintained 0.92 or higher. This will reduce electrical power distribution losses in the installation.
• Timers shall be used to switch ON / OFF external landscape and facade lighting.
• Compact Fluorescent Lamps (CFL's) with high frequency ballast shall be used for corridors areas.
• Energy efficient fluorescent tube lights (T-5) shall be used for common areas & car parking.
• All fluorescent light fixtures are specified to incorporate electronic chokes which have less watt-loss compared to electro-magnetic chokes and result in superior operating power factor. This indirectly saves energy. Electronic chokes also improves life of the fluorescent lamps.
• Energy efficient fluorescent lamps & CFL lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures and corresponding lower point wiring costs.
Plumbing & Fire Fighting
• VFD based hydro pneumatic system shall be used wherever required
• Pumps & equipment selected on "best" energy efficiency point
Architectural design
• Public a

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Energy Conservation Measures: Energy conservation measures are often the easiest, quickest and cheapest way to reduce costs and be environmentally pro-active Energy conservation program will be implemented through measures taken both on energy demand and supply. Energy conservation will be one of the focuses during planning and operation stages of the proposed development. The conservation efforts would consist of the following: Energy Saving Practices: Air–conditioning & Ventilation System: A	19.82 %

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	1500.00 Lacs
	O & M cost:	125.00 Lacs/yr

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Dust Pollution	Water Sprinkling	7.50
2	EHS	Site Sanitation,Health Checkup, Labour Children Creche	15.00
3	Env Monitoring	--	2.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	5 Nos.	180.00	30.00
2	RWH	RWH tank, Pits, WTP	355.00	10.00
3	Landscaping	--	1400.00	23.00
4	SWM	Biogas	18.00	1.80
5	SWM	OWC	20.00	2.00
6	Energy Saving	LED Lights, Solar water heaters	1500.00	125.00

51.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

52.Any Other Information

No Information Available

53.Traffic Management

	Nos. of the junction to the main road & design of confluence:	2
Parking details:	**Number and area of basement:**	NA
	Number and area of podia:	--
	Total Parking area:	40,392.73 sq.mt
	Area per car:	20.00
	Area per car:	20.00
	Number of 2-Wheelers as approved by competent authority:	3555 Nos.
	Number of 4-Wheelers as approved by competent authority:	1238 nos.
	Public Transport:	--
	Width of all Internal roads (m):	6-9 mt
	CRZ/ RRZ clearance obtain, if any:	Not applicable

	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	--
	Category as per schedule of EIA Notification sheet	8 b
	Court cases pending if any	not applicable
	Other Relevant Informations	--
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	02-05-2016

Brief information of the project by SEAC

RR Mega City Builders Ltd Environment Clearance for Proposed Amendment in Environmental Clearance of Mixed Use Development Project Ashok Meadows and Godrej 24 at S. No. 221/2, 222/1, 222/4, 222/5/1 (P), 222/5/2(P), 223/1, 223/2, 223/3, 223/4, 223/5, 224/1, 224/2/1, 224/2/2, 224/3, 224/4, 224/5, 224/6, 224/7, 225/1/1A, 225/1/1B, 225/1/1C, 225/1/2, 225/2, 225/3, 226/1, 226/2 Village Hinjewadi, Tehsil- Mulshi, Dist.-Pune, State – Maharashtra.

PP submitted their application for prior Environment Clearance for total plot area of 1,20,596.00 Sq. Mtrs, BUA of 3,33,761.19 Sq. Mtrs and FSI area of 1,46,78.14 Sq. Mtrs. PP proposes to construct 27 nos. of residential wings, 2 nos. of Amenity buildings having maximum height of 69.9 Mtrs.,5 Nos. of shops and 3 Nos. of club house.

PP obtained earlier EC vide letter No. SEAC-2012/CR./TC-2 dated 17.10.2014 for plot area of 1,20,596.00 Sq. Mtrs,,BUA of 2,40,167.93 Sq. Mtrs. and FSI area of 1,07,921.88 Sq.Mtrs .Now due to increase in FSI, PP applied for amendment in EC.

The case was earlier considered in the 52nd meeting of SEAC – III held from 29th August to 1st September, 2016 when TOR's were given and PP was asked to submit EIA report. The minutes of 52nd meeting of SEAC – III partially corrected in 55th meeting of SEAC – III held from 4th to 8th October, 2016 .Now,PP has submitted EIA report for appraisal during the meeting.

Therefore, the case was discussed on the basis of the documents submitted, EIA report and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8 (b) B1.

DECISION OF SEAC

PP requested for time to submit above information; after deliberations committee asked PP to comply with the above observations and submit information to the committee for further discussion and consideration of SEAC.

Specific Conditions by SEAC:

1) PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2) PP to submit condition wise compliance report of earlier EC conditions.
3) PP to submit details of STP in phase-1.
4) PP to submit architect certificate of work initiated on site as per earlier EC.
5) PP to submit comparative statement of components approved and components constructed as per earlier EC and proposed development.
6) PP to submit 6 monthly compliance report of earlier EC.
7) PP to include separate chapter on Renewable energy in EIA report.; PP to submit terrace plan for installing solar panels& calculations of energy saving; PP to submit observation sheets submitted to IGBC;PP to submit energy modelling with write-up support to this.
8) PP to include carbon footprint estimations for operation & construction phase in EIA report.
9) PP to carry out Traffic Impact Study in detail including, a. Traffic Management Plan for the development – Internal circulation with road width should be revised with showing clear road width of 6 meters and turning radius of 9 meters; PP to submit cross section of roads at four places showing clear road width 6 meter , 1.5 meter distance left from building line, spaces left for plantation, footpath, service lines etc b. Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken & revise table to be submitted. c. Topographic details of roads and intersection of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.. d. Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project. e. PP to revise parking table mentioning parking as per DCR & parking provided actually. f. PP to submit drawing& sketches showing junction larger scale with geometry & showing traffic counts in detail and volume diagram.
10) PP to revise & submit site specific executable and auditable EMP along with implementation plan and environmental management cell provision for construction and operation phase in EIA.
11) PP to prepare consolidated report on traffic and vehicular pollution as a single chapter in EIA.
12) PP to carry out fugitive dust monitoring by using local meteorological data.
13) PP to submit waste management plan details with its transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E– waste, and debris/excess earth etc.;PP to submit OWC details.
14) PP to submit detail debris management plan; PP should not remove the debris haphazardly & dump it on road side.
15) PP to submit socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA;PP to correct socio-economic infrastructure details Consolidate Statement as per earlier EC.
16) PP to provide required amenities within layout as per the planning standards if the existing amenities within the vicinity of plot are inadequate to cater the need of the locality.
17) PP to submit phase wise development plan considering wind rose diagram.
18) PP to obtain and submit following NOC's: a)CFO NOC, b)Water supply NOC with quantity, c)Drainage NOC, d)Non-biodegradable waste disposal.
19) PP to submit affidavit mentioning no occupancy will be given till sustained water supply to the project.
20) PP to submit design details of water treatment plant ;PP to submit details of reject of WTP; PP to submit commitment to achieve ISO 10500.
21) PP to submit internal storm water drain and sewer line arrangements up to final disposal point.
22) PP to submit details of design of all STP's of phase II & III along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
23) PP to revise & submit details hydro geological survey report with graphs & data.
24) PP to identify sources of air pollutition, PP to include mitigation measures to reduce Air pollution/Noise pollution.
25) PP to submit details of disposal of E-waste with NOC.
26) PP to carry out gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site ,waste generated and its treatment and disposal from site.
27) PP to explore possibility to install air modelling station on site during construction as well as operation phase for ambient air quality monitoring. PP to submit undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
28) PP to plant trees which help to increase biodiversity in the premises like fruit bearing trees etc., and insure that no trees/ shrubs that cause allergies to the residents, are planted.
29) PP to include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in their MoU with society.
30) PP to prepare separate chapter on renewable energy and electrical energy distribution with alternate technology for mitigation of environment impact in all aspects
31) PP to rectify mobile toilet as septic tank mentioned in EIA.

FINAL RECOMMENDATION

SEAC-III decided to defer the proposal till PP submits the additional information as per above conditions within 30 days

SEAC Meeting number: 59th SEAC-III **Meeting Date** July 28, 2017

Subject: Environment Clearance for Application of Environmental Clearance for Amendment in Residential & Commercial project"Abhiruchi Parisar" at Village- Dhayari, Taluka- Haveli, District- Pune, Maharastra

1.Name of Project	Proposed Amendment in residential & commercial project "Abhiruchi Parisar"
2.Type of institution	Private
3.Name of Project Proponent	Mr. Alok Nayak (Paranjape Schemes (Construction) Ltd.)
4.Name of Consultant	Mahabal Enviro Engineers Pvt. Ltd.
5.Type of project	Residential & Commercial Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, Environmental Clearance vide no. SEAC-III/CR 131/TC-3 dated 28 January, 2016
8.Location of the project	S. No.24/1 (part) + 25, at village Dhayari Taluka-Haveli, District- Pune
9.Taluka	Haveli
10.Village	Dhayari
11.Area of the project	Pune Municipal Corporation (PMC)
12.IOD/IOA/Concession/Plan Approval Number	Commencement certificate no.CC/1215/16 Dated 06/08/2016
	IOD/IOA/Concession/Plan Approval Number: Commencement certificate no.CC/1215/16 Dated 06/08/2016
	Approved Built-up Area: 136804.149
13.Note on the initiated work (If applicable)	Construction work started as per received Environmental Clearance
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Approved plan by Pune Municipal Corporation (PMC) approved under Commencement Certificate No. CC/1215/16 dated 06/08/2016
15.Total Plot Area (sq. m.)	101242.500 m2
16.Deductions	29360.486 m2
17.Net Plot area	71882.014 m2
18.Proposed Built-up Area (FSI & Non-FSI)	**a) FSI area (sq. m.):** 136784.897
	b) Non FSI area (sq. m.): 152780.00
	c) Total BUA area (sq. m.): 289564.897
19.Total ground coverage (m2)	14376.403
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	20 %
21.Estimated cost of the project	6229200000

22.Number of buildings & its configuration

Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Tower 1 - Wing 1A, 1B & 1C	LP + UP +Stilt P+14 Floors	49.525
2	Tower 2 - Wing 2A, 2B	LP + UP +15 Floors	49.500
3	Tower 3 - Wing 3A, 3B	LP + UP +Stilt P+15 Floors	49.950
4	Tower 4 - Wing 4A, 4B, 4C	LP + UP +Stilt P+15 Floors	49.950
5	Tower 5 - Wing 5A, 5B, 5C	LP + UP +Stilt P+15 Floors	49.950
6	Tower 6 - Wing 6A, 6B, 6C	LP + UP +Stilt P+15 Floors	49.950
7	Tower 7 - Wing 2A, 2B	LP + UP +15 Floors	49.500
8	Tower 8 - Wing A	P + 5 Floors	19.15
9	Tower 9 - Wing B	LP + UP +15 Floors	47.78

10	Tower 10 - Wing C	LP + UP +15 Floors	49.95
11	MHADA-1 Wing A	P +11 Floors	34.95
12	MHADA-1 Wing B	P +11 Floors	34.95
13	MHADA-2	P +11 Floors	35.25
14	Club House	G +1	10.65
15	Club House	G +1	10.65
16	Club House	G +1	10.65

23.Number of tenants and shops	Number of tenants 2456 nos. & 38 nos. shops
24.Number of expected residents / users	Residential users - 12580 no. and Commercial user- 250 no.
25.Tenant density per hectare	350/ha
26.Height of the building(s)	
27.Right of way (Width of the road from the nearest fire station to the proposed building(s)	9 m, 12 m & 18 m
28.Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	Internal road is 9 m
29.Existing structure (s) if any	Construction work at site is carried out as per received Environmental Clearance vide no. SEAC-III/CR 131/TC-3 dated 28 January, 2016
30.Details of the demolition with disposal (If applicable)	NA

31.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

32.Total Water Requirement

Dry season:	**Source of water**	Pune Municipal Corporation
	Fresh water (CMD):	1190
	Recycled water - Flushing (CMD):	600
	Recycled water - Gardening (CMD):	131
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	1941
	Fire fighting - Underground water tank(CMD):	NA
	Fire fighting - Overhead water tank(CMD):	NA
	Excess treated water	619
Wet season:	**Source of water**	Pune Municipal Corporation
	Fresh water (CMD):	1190
	Recycled water - Flushing (CMD):	600
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	-
	Total Water Requirement (CMD) :	1810
	Fire fighting - Underground water tank(CMD):	NA
	Fire fighting - Overhead water tank(CMD):	NA
	Excess treated water	750
Details of Swimming pool (If any)	Dimension of Swimming Pool: Main Pool – 26m X 8m X 1.2m depth and Kids Pool – 6.30m X 8.09m X 1.2m depth Total area of Pool is 259 Sq. m. CAP= 310 M3 Water requirement for make up in KLD: -2000 lit/day	

33.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**	**Existing**	**Proposed**	**Total**
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

34.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	10 m to 15 m below ground level
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	25 nos. of recharge pits
	Size of recharge pits :	1.5m x 1.5m x 2.5m depth
	Budgetary allocation (Capital cost) :	Rs. 25 Lakh
	Budgetary allocation (O & M cost) :	Rs. 1 Lakh/year
	Details of UGT tanks if any :	Domestic UG tank capacity: 1785 m3 Flushing UG tank capacity: 600 m3 Fire UG tank capacity: 570 m3
35.Storm water drainage	**Natural water drainage pattern:**	Along with internal road side & as per contour slop of the plot
	Quantity of storm water:	10,150 m3/hr
	Size of SWD:	1200 mm wide & 700 mm depth
Sewage and Waste water	**Sewage generation in KLD:**	1,611 m3/day
	STP technology:	MBBR technology
	Capacity of STP (CMD):	3 nos. having capacity 1,660 m3/day
	Location & area of the STP:	Location: On gound & Area: -962.95 m2
	Budgetary allocation (Capital cost):	Rs. 182 Lakh
	Budgetary allocation (O & M cost):	Rs. 10 Lakh/year
36.Solid waste Management		
Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	6095.70 kg/day
	Disposal of the construction waste debris:	This material shall be used for back filling and levelling of the plot.
Waste generation in the operation Phase:	**Dry waste:**	2329.75 kg/day
	Wet waste:	3765.95 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	7 kg/day
	Others if any:	NA

Mode of Disposal of waste:	**Dry waste:**	Dry garbage will be segregated & handed over to authorized vendors for recycling
	Wet waste:	Wet garbage will be treated by using composting method.
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Dry sludge can be used as manure for plantation & gardening purposes inside the premise.
	Others if any:	E-waste: handed over to authorized vendors Trishiraya Recycling India Pvt. Ltd. Chennai for environmental friendly recycling.
Area requirement:	**Location(s):**	On ground
	Area for the storage of waste & other material:	313 m2
	Area for machinery:	51.23 m2
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 52.00 Lakh
	O & M cost:	Rs. 5.00 Lakh/year

37.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	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
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
41.Source of Fuel		Not applicable		

42.Mode of Transportation of fuel to site	Not applicable

43.Green Belt Development	**Total RG area :**	8,709 m2
	No of trees to be cut :	399 trees will be transplanted
	Number of trees to be planted :	3,025 nos.
	List of proposed native trees :	Provided
	Timeline for completion of plantation :	3 years

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	Neem Tree	Azardirachta Indica	160	Young leaves are reddish to purple in color and turn into dark green pinnate leaves on maturity Neem products have medicinal properties that prove to be anthelmintic, antifungal, anti-diabetic, antibacterial, antiviral, anti-fertility and sedative
2	Kanchan	Bauhinea Purpurea	172	Flowering plant It is a small to medium sized deciduous tree growing to 17 m tall and this flower extract is made from the gum of the bark and is used for medicinal purposes
3	Bahava / golden shower tree	Cassia Fistula	110	Flowering tree. Golden shower tree is a medium-sized tree, growing to 10-20 m. Tree has strong and very durable wood, & has been used to construct. Also having Medicinal use
4	Fishtail palm	Caryota Urens	610	They are often known as fishtail palms because of the shape of their leaves And its large, doubly compound leaves It has a beautiful texture with its fan-shape individual leaflets, resembling a giant fishtail. Fishtail palms grow best in moist soil, but they tolerate dry conditions quite well. This palm bears light green leaves that turn deeper green in partial shade.
5	Indian coral tree	Erythrina Indica	300	Flowering tree Indian Coral Tree is a showy, spreading tree legume with brilliant red blossoms. This highly valued ornamental has been described as one of the gems of the floral world.
6	Pride of India	Largerstroemia Flos Reginae	180	Flowering tree It is a small to medium-sized tree

7	Bakul	Mimusopes Elengi	170	Flowing tree and is a medium-sized evergreen tree.Its timber is valuable, the fruit is edible, and it is used in traditional medicine
8	Pivala Chafa	Michelia Champaca	67	Yellow flowers are most fragrant at night
9	Indian Cork tree	Millingtonia Hortensis	208	Flowering tree and most fragrant at night
10	Mango tree	Mangifera Indica	94	Fruit tree
11	Kunti	Murraya Paniculata	207	is a tropical, evergreen plant bearing small, white, scented flowers, which is grown as an ornamental tree
12	Frangipani/ chapha tree	Plumeria Alba	400	Flowering plant, shrub type, Plumeria flowers are most fragrant at night
13	Putranjiva tree	Putranjiva Roxburghi	183	Putranjiva is a famous, moderate-sized, evergreen tree, growing up to 12 m in height. It has pendant branches and dark grey bark having horizontal lenticels. Leaves are simple, alternately arranged, dark green, shiny, elliptic-oblong, distantly serrated. Bark and leaves used as medicine; leaves and fruits used as medicine for rheumatism
14	Sita ashok tree	Saraca Asoca	66	The ashoka is a rain-forest tree Its flowering season is around February to April. The ashoka flowers come in heavy, lush bunches. They are bright orange-yellow in color, turning red before wilting.
15	Umbrella tree	Terminalia Mantaly	43	Evergreen tree and also having medicinal use
16	Gulmohar	Delonix regia	52	Deciduous with red flowering
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	NA	NA	NA

47.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	125 kVA
	DG set as Power back-up during construction phase	125 kVA
	During Operation phase (Connected load):	10 mVA
	During Operation phase (Demand load):	6 mVA
	Transformer:	630 kVA x 9 nos. & 315 kVA x 1 no.
	DG set as Power back-up during operation phase:	1) For Residential- 2x 250 kVA, 2x 160 kVA, 3 x 320 kVA. 2) For club house & Commercial - 1 x 250 kVA
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

48.Energy saving by non-conventional method:

Solar light & LED light

49.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	• The following Energy Conservation Methods are proposed in the project: • Solar panel lights will be installed for common facilities and area lighting eventually in operation phase, also using energy efficient electrical fixtures. • Solar street lights are proposed for common areas such as open spaces, pathways, etc.	13 %

50.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 80 Lakh
	O & M cost:	Rs. 8 Lakh/Year

51.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for dust suppression	pH, color, odour, tubidity, TDS, BOD, COD, O and G	15.00
2	Site sanitation, Toilets, STP, safe drinking water	Sanitation	20.00

3	Disinfection at site	Disinfection	5.00
4	Health check-up for workers, first Aid kit	weekly	7.00
5	Safety net	Safety parameters	5.00
6	For Air, Noise, Water Analysis	SPM, SO2 and NO2 & decible, Water pollution parameter	3.00
7	Site fencing & noise barrier	Safety measures	2.00
8	Storm water management	Water conservation technique	5.00
9	Vehicle maintenance, washing area, tyre cleaning	Environment management	3.00
10	Tree plantation & water utilization	Landscpe development	5.00
11	Safety personal protective equipment & Training awareness	Safety parameters	5.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage Treatment plant	3 STP having capacity 1660 m3/day	182	10
2	Rain water Harvesting	25 no. Recharge Pits	25	1
3	Solid Waste Management	Biodegradable garbage in OWC composting machine & non Biodegradable garbage to authorized vendors	52	5
4	Tree Plantation	Landscaping	15.00	1.5
5	Environmental Monitoring	Monitoring and analysis of Air, Water & Noise, Soil	5.00	1.5
6	Energy Conservation	Solar street lighting, CFL, LED, Solar	80.00	8.00
7	Fire Fighting System	External Hydrant Line, Fire extinguishers	20	2

51.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

52.Any Other Information

No Information Available

53.Traffic Management		
	Nos. of the junction to the main road & design of confluence:	1 no.
Parking details:	**Number and area of basement:**	NA
	Number and area of podia:	1 Podium- 38,359.77 m2
	Total Parking area:	75,005.53 m2
	Area per car:	30m2
	Area per car:	30m2
	Number of 2-Wheelers as approved by competent authority:	5603 nos.
	Number of 4-Wheelers as approved by competent authority:	2357 nos.
	Public Transport:	PMT Bus service
	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	NA
	Category as per schedule of EIA Notification sheet	8(b),B1
	Court cases pending if any	NA
	Other Relevant Informations	We have received Environmental Clearance letter vide no. SEAC-III/CR 131/TC-3 dated 28 January, 2016 from SEIAA. We have submitted Application for Amendment in Environmental Clearance to MoEF having proposal no. IA/MH/MIS/62169/2016 dated 31 January 2017. We have submitted Application for Amendment in Environmental Clearance to SEIAA having proposal no. SIA/MH/MIS/18743/2016 dated 7 March 2017.
	Have you previously submitted Application online on MOEF Website.	Yes
	Date of online submission	07-03-2017

Brief information of the project by SEAC

Application of Environmental Clearance for Amendment in Residential & Commercial project "Abhiruchi Parisar" at S. No.24/1 (part) + 25, at village Dhayari Taluka - Haveli, District - Pune.

PP submitted their application for prior Environmental clearance for total plot area of 1,01,242.500 Sq. Mtrs, BUA of 2,89,564.897 Sq. Mtrs and FSI area of 1,36,784.897 Sq. Mtrs. PP proposes to construct 10 nos. of residential Towers, 3 Nos. of MHADHA buildings, having maximum height of 49.95 Mtrs,38 nos. of shops.& 3 Nos. of club house.

PP has obtained earlier EC no. SEAC-III/CR-131/TC-3 dated 28.01.2016for total plot area of 1,01,500.00 Sq. Mtrs, BUA of 2,90,828.00 Sq. Mtrs and FSI area of 1,38,048.00 Sq. Mtrs comprising of 32 no.of residential buildings having maximum height 46.40 Mtrs. & a club house Now, PP has applied for amendment in earlier EC.

The case is deferred as there were discrepancies in data submitted and data presented; PP was not ready with adequate information. The Case is deferred till PP submits their readiness for presentation.

DECISION OF SEAC

The case is deferred as there were discrepancies in data submitted and data presented; PP was not ready with adequate information. The Case is deferred till PP submits their readiness for presentation.

Specific Conditions by SEAC:

FINAL RECOMMENDATION

SEAC-III decided to defer the proposal till PP submits the additional information as per above conditions within 30 days