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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III- 2015 /C.R.173 /TC-4
Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: 13 January, 2017.

To,
M/s. Xrbia Developers
at plot bearing 36,37,39,40,339
at Village Ambi, Taluka. Maval, District Pune..

Subject: Environment clearance for proposed residential project at plot bearing 36,37,39,40,339 at Village Ambi, Taluka. Maval, District Pune. by M/s. Xrbia Developers.

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 37th 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 97th & 107th meetings.

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

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

1.	Name of the project	Residential Project By Xrbia Developers Limited	
2.	Name, contact number & address of Proponent	Name	Xrbia Developers Limited Mr. Veer Bharati Kouls
		Address	929, Mantri House, 1 st Floor, FC Road, Pune-411004, Maharashtra
		Telephone	020-6685 8888
		Email ID	veerkouls@eiffel.in
3.	Name, contact number & address of Consultant	Name	Mahabal Enviro Engineers Pvt. Ltd. Mr. Raghunath Mahabal
		Address	F-7, Road No.21, Wagle Estate, Thane (West)-400604
		Telephone	022-5823154
		Mobile	9323951573
		Email ID	mahabal.thane@gmail.com

4.	Accreditation of consultant (NABET Accreditation)	QCI NABET Accredited EIA Consultant for		
		Sector 1	Mining of minerals including Open cast / Underground mining	
		Sector 4	Thermal Power Plants	
		Sector 8	Metallurgical industries (ferrous & non-ferrous)-both primary & Secondary	
		Sector 9	Cement plant	
		Sector 31	Industrial estates/ parks/ complexes/ Areas, export processing Zones (EPZs), Special economic zones (SEZs), Biotech Parks, Leather Complexes	
		Sector 32	Common hazardous waste, Waste treatment, storage and disposal facilities (TSDFs)	
		Sector 38	Building and large construction projects including shopping malls, Multiplexes, commercial complexes, housing estates, hospitals, institutions.	
	Sector 39	Township and Area Development projects		
5.	Type of project: Housing project/ Industrial Estate/ SRA scheme/ MHADA/ Township or others	Residential project.		
6.	Location of the project	Residential project at Gat. No. 36,37,39,40, 339 of Village-Ambi, Taluka-Maval, District-Pune, Maharashtra		
7.	Whether in Corporation/ Municipal / other area	Ambi Grampanchayat		
8.	Applicability of DCR	PMRDA		
9.	IOD/IOA/Concession document or any other form of document as applicable (clarifying its conformity with local planning rules & provision)			
10.	Note on initiated work(if applicable)	No work has been initiated.		
11.	LOI / NOC from MHADA / Other approvals (If applicable)	Not applicable		
12.	Total Plot Area (sq.m.) Deduction Net plot area	Total plot area	46,450	m ²
		Deduction in Amenity	6,891	m ²
		Road widening	514	m ²

		Net plot area	39,045	m ²		
13.	Permissible FSI (including TDR etc.)	56,087 m ²				
14.	Proposed Built-up Area (FSI & Non-FSI)	FSI area in m ²	52,152			
		Non FSI area in m ²	19,104			
		Total construction area in m ²	71,256			
15.	Ground-coverage percentage (%) (Note: Percentage of plot not open to sky)	15 % (5,978m ²)				
16.	Estimated cost of the project	Rs.135 Crore				
17.	No. of building & its configuration	Sr.	Building Type	Floor	No. of building	No. of flats
		1	A2	P + 12	1	168
		2	A3,B1,C1	P +12	3	864
		3	A4, B2	P + 12	2	192
		4	A1, A5	P + 12	2	192
		5	B3, B4, C2, C3	P + 12	4	576
		6	C4	P + 12	1	216
			Total		13	2,208
18.	Number of tenants and shops	2,208 no. tenements				
19.	Numbers of expected residents/ users	Residential:11,040 users				
20.	Tenant density per hector	475/Ha				
21.	Height of the building	36.90 m				
22.	Right of way (Width of the road from the nearest fire station to the proposed building (s))	MIDC Road: 30 m Internal roads:18 m, 6 m				
23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m				
24.	Existing structure(s)	Not Applicable				
25.	Details of the demolition with disposal (if applicable)					
26.	Water conservation	Residential Dry season: Source: Ambi Grampanchayat • Fresh water: 999 m ³ /day				

		<ul style="list-style-type: none"> Recycled water (flushing): 492 m³/day Recycled water (gardening): 25 m³/day Total water requirement (CMD): 1,490 m³/day Excess treated water: 640 m³/day Swimming pool: No Fire fighting (Cum): 260 m³/day <p>Wet season:</p> <ul style="list-style-type: none"> Fresh water: 999 m³/day Recycled water (flushing): 492 m³/day Recycled water (gardening): 13 m³/day HVAC Makeup: No Total water requirement (CMD): 1,490 m³/day Excess treated water: 652 m³/day Swimming pool: No Fire fighting (Cum): 260 m³/day <p>Commercial:</p> <p>Dry season:</p> <p>Source:Ambi Grampanchayat</p> <ul style="list-style-type: none"> Fresh water: N.A. Recycled water (flushing): N.A. Recycled water (gardening): No HVAC Makeup: No <p>Total water requirement (CMD): N.A.</p> <ul style="list-style-type: none"> Excess treated water: No Swimming pool: No Fire fighting(Cum): No <p>Wet season:</p> <ul style="list-style-type: none"> Fresh water: N.A. Recycled water (flushing): N.A. Recycled water (gardening): No HVAC Makeup: No Total water requirement (CMD): N.A. Excess treated water: No Swimming pool: No Fire fighting(Cum): No
27.	Details of Swimming pool	<p>Dimension of Swimming Pool: Not applicable</p> <p>Total water Requirement in KLD: Not applicable</p> <p>Water requirement for make up in KLD: Not applicable</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Not applicable</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored: Not applicable</p>
28.	Rain Water Harvesting (RWH)	<p>Residential</p> <ul style="list-style-type: none"> Level of the Ground water table:20-25 m Capacity of RWH tank: 2 no. having 50 m³ capacity

		<p>Location of the RWH tank (s): Underground</p> <ul style="list-style-type: none"> No of Recharge Pits: 10 no. <p>Commercial:</p> <ul style="list-style-type: none"> Level of the Ground water table: No Size and no. of RWH tank (s) and Quantity: No Capacity of RWH tank: No Location of the RWH tank (s) : No No of Recharge Pits: No Budgetary allocation (Capital cost and O & M cost): Capital cost is Rs.12.50 lakh O & M cost is Rs.0.5 lakh/year
29.	UGT tanks	<p>Residential</p> <p>Domestic UG tank Capacity: 1,497 m³/day</p> <p>Flushing UG tank Capacity: 737 m³/day</p> <p>Fire UG tank Capacity: 260 m³/day</p> <p>Commercial: (No)</p> <p>Domestic UG tank Capacity: Not applicable</p> <p>Flushing UG tank Capacity: Not applicable</p> <p>Fire UG tank Capacity: Not applicable</p>
30.	Storm water drainage	<ul style="list-style-type: none"> Natural water drainage pattern: Along with road side nalla Quantity of storm water: 1.2 m³/sec Size of SWD: 800 mm x 700 mm
31.	Sewage and waste water	<p>Residential:</p> <ul style="list-style-type: none"> Sewage generation (CMD): 1,192 m³/day Capacity of STP: 1,300 m³/day STP technology: FAB (Fluidized Aerobic Bioreactor) <p>Commercial:</p> <p>Sewage generation (CMD): Not Applicable</p> <ul style="list-style-type: none"> Capacity of STP: Connect to residential STP STP technology: Not applicable Location of STP: On Gound DG sets (during emergency): 180 kVA Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.220 lakh O & M cost is Rs.30 lakh/year
32.	Solid waste Management	<p>Waste generation in the Pre construction and construction phase</p> <ul style="list-style-type: none"> Waste generation is 25 kg/day Quantity of the top soil to be preserved: 300 m³ Disposal of the construction way debris : 5,000 m³ <p>This material shall be used for back filling and levelling of the plot and remaining will be disposed to authorized sites.</p>

		<p>Waste generation in the Operation Phase Residential & Commercial:</p> <ul style="list-style-type: none"> • Biodegradable waste:1,987 kg/day • Non-Biodegradable waste: 1,325 kg/day • Total solid waste: 3,312 kg/day • E-Waste (kg/month): Negligible • Hazardous waste (kg/month): Negligible • Biomedical waste (kg/month) (If applicable): Not Applicable • STP Sludge (Dry sludge) (kg/day): 80 kg/day <p>Mode of Disposal of waste:</p> <ul style="list-style-type: none"> • Dry waste: Dry garbage will be segregated & disposed off to recyclers. • Wet waste: Wet garbage will be treated by using Organic waste converter machine. • E-Waste: handed over to authorized recyclers • Hazardous waste: authorized hazardous waste management agencies • Biomedical waste(kg/month) (If applicable): Not Applicable • STP Sludge (Dry sludge): Dry sludge can be used as manure for plantation & gardening purposes inside the premise. <p>Area requirement:</p> <ol style="list-style-type: none"> 1. Location (s) : On Ground 2. Total area provided for the storage and treatment of the solid waste: 185 m² 3. Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.25 lakh O & M cost is Rs.4 lakh/year 																									
33.	<p>Green Belt Development</p> <p>4. Total R.G area:5,000 m²</p> <ul style="list-style-type: none"> • Number & list of tree species to be planted in the ground RG: 580 no. <p>List of Proposed Plantation for the scheme:</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Botanical Name</th> <th>Common Name</th> <th>Quantity (no.)</th> <th>Characteristics & Ecological Importance</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td><i>Albizza lebbek</i></td> <td>Shirish</td> <td>60</td> <td>Its uses include environmental management, forage, medicine and wood</td> </tr> <tr> <td>2.</td> <td><i>Syzigium cumini</i></td> <td>Jambhul</td> <td>50</td> <td>Medium sized, fruiting, Evergreen Tree</td> </tr> <tr> <td>3.</td> <td><i>Cassia fistula</i></td> <td>Golden Shower Tree</td> <td>75</td> <td>It is planted as road side plantation. It acts as dust and noise barrier.</td> </tr> <tr> <td>4.</td> <td><i>Azardachta</i></td> <td>Neem</td> <td>30</td> <td>Medicinal plant</td> </tr> </tbody> </table>	No.	Botanical Name	Common Name	Quantity (no.)	Characteristics & Ecological Importance	1.	<i>Albizza lebbek</i>	Shirish	60	Its uses include environmental management, forage, medicine and wood	2.	<i>Syzigium cumini</i>	Jambhul	50	Medium sized, fruiting, Evergreen Tree	3.	<i>Cassia fistula</i>	Golden Shower Tree	75	It is planted as road side plantation. It acts as dust and noise barrier.	4.	<i>Azardachta</i>	Neem	30	Medicinal plant
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	<i>indica</i>			
5.	<i>Mimisops elengii</i>	Bakul	60	Shady tree, small white fragrant flowers
6.	<i>Ficus Retusa</i>	Nandruk	40	Medium sized evergreen tree, Shady tree
7.	<i>Lagerstroemia flos reginea</i>	Tamhan	55	State flower tree of Maharashtra Medium sized tree, beautiful purple flowers
8.	<i>Bahunia racemosa</i>	Apta	50	Small tree with small white flowers, Butterfly host plant
9.	<i>Anthocephalus cadamba</i>	Kadamb	100	Shady, large deciduous tree, fast-growing graceful tree, ball shaped flowers.
10.	<i>Mangifera indica</i>	Mango	60	Medium sized fruiting tree.
	Total		580	

- Number and list of shrub and bushes species to be planted in the podium RG: No
- Number and list of trees species to be planted around the border of nalla/ stream / pond (if any): No
- Number of existing Trees: **10 no.**

Sr.	Name of the Tree	Girth (cm)	Height (feet)	Quantity (no.)
1	Neem	10-30	10-15	3
2	Wad	80	20	1
3	Mango	10-80	5-30	5
4	Katesawar	15	8	1
	Total			10

- Number, Size, Age and Species of trees to be cut, trees to be transplanted:
- NOC for the tree cutting / transplanted / compensatory plantation, if any: trees to be transplanted: **0 no.** & trees to be retained: **10 no.**
- **Budgetary allocation (Capital cost and O & M cost)**
Capital cost is **Rs.30 lakh/year**
O & M cost is **Rs.5 lakh/year**

34.	Energy	Power supply: <ul style="list-style-type: none"> • Residential Connected Load: 3,150 kW • Source-MSEDCL • Total DG power consumption for residential buildings: 180 kVA • Total DG power consumption for clubhouse and commercial buildings: Not applicable • Energy saving measures: • The following Energy Conservation Methods are
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proposed in the project:

- Use of energy efficient, BEE labeled electrical fixtures, solar powered lighting in external common area. Use of T5 tubes having 2.5 to 3 times life over conventional tubes and hence rate of disposal of tubes will be reduced drastically.
- Energy efficient fluorescent tube lights & Light Emitting Diode (LED) lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. of fixtures.
- **Solar Electrical Power + LED lighting is complimentary in Residential** as in day time, it is used effectively in night time in Common areas like staircase, area lighting.

Calculation & % of saving: 5 %

Connected load	3,150
Peak demand	2,205
Average load	1,575
Residential kWh/y (400 kWh/m/flat)	10,598,400
Commercial kWh/y (20 W/m ²) x m ² x 12h/d	0
Total	10,598,400
Solar use kWh/y	523,673
% saving on total use	5

	Terrace area available for Solar Panels (m ²)	Covered area (60%) (m ²)	Solar capacity @100 W/m ² , 4hr/day (kWh/year)	Solar energy Rs./year
Total	5,978	3,587	523,673	3,142,037

Compliance of the ECBC guideline: (Yes / No)

(If yes then submit it compliance in tabular form): Yes

Clause No. 7.2	Mandatory requirements for lighting	Lighting controls, Exit signs, lighting for exterior building grounds shall be provided as specified in ECBC, as applicable.
Clause No. 7.2.1.4	Exterior lighting control	Exterior lighting is controlled by time switch (Timer with contactor) as applicable.
Clause No.	Interior	Interior lighting power

		7.3	lighting power	(LPD) is within the limits as per above mentioned clause in ECBC.
		Clause No. 7.4	Exterior lighting power	Exterior lighting power (LPD) is within the limits as per above mentioned clause in ECBC norms.
		Clause No. 8.2	Mandatory requirements for electrical power	Transformers, Energy efficient Motors, power factor correction, check metering and monitoring, power distribution systems shall be as specified in ECBC.
		Clause No. 8.2.1	Maximum allowable transformer losses	Maximum allowable transformer losses are to be within specified limits as per above clause in ECBC.
		Clause No. 8.2.3	Power factor correction	Power factor correction as applicable to above mentioned clause for commercial building only.
		Clause No. 8.2.5.1	Distribution losses	Distribution losses are maintained in such a way that not exceeding 1% of total power usage.
		<ul style="list-style-type: none"> • Budgetary allocation (Capital cost and O & M cost) Capital cost is Rs.75 lakh/year O & M cost is Rs.5 lakh/year <p>Stack Height: 3 m</p> <p>Electricity requirement from MSEDCL: 3,150 kW</p> <p>HT line passing through the plot if any: No</p>		
35.	Environmental Management plan Budgetary Allocation:			
	During Construction phase (with Break-up)			
	Parameter	Cost (Rs. In lakh)		
	Water For Dust Suppression	1.50		

Soil Erosion Control and Top Soil Management	10.00
Air & Noise monitoring	0.24
Noise Barrier (Compound wall)	25.00
Tanker water for construction	10.0
Water monitoring	0.26
Site Sanitation	2.50
Gardening Set up	25
Disinfection- Pest Control	0.36
First Aid Facilities	1.5
Health Check Up	2.50
Training and awareness	1.0
Personal Protective Equipments	5.0
CFL lamps for labour hutments	0.075
Modular STP	10.0
Total	94.93

During operation phase:

Sr.	Parameter	Set up cost (Rs. Lakh)	O & M Cost (Rs. Lakh/annum)
1	Sewage treatment plant (STP)	220	30
2	Rain Water Harvesting	12.50	0.5
3	Pond	45	0.5
4	Water Treatment Plant (WTP)	15	5
5	Environmental Monitoring	MoEF approved laboratory	5
6	Gardening	5	5
7	Solid waste	25	4
8	Solar Street Light	25	1
9	Facility Management Service	-	5
	Total	347.5	56

a. Quantum and generation of Corpus fund and commitment :

Project proponent shall operate and maintain EMF for 3 years after giving possession and shall also generate corpus fund during 3 years for O & M of Rs.168 lakh (i.e. Rs.56 lakh x 3 years).

b.Responsibility for further O &M :

Corpus fund shall be handed over to the society. Environmental Management Facilities will be handed over with M.O.U. along with society.

36. **Nos. of the junction to the main road & design of confluence:** Traffic generated from this project will be confluent on 30 m wide road abutting to site.
Plot area: 46,450 m²
Parking details:

	Total parking area	24,343 m ²		
	Area per car	30 m ² for 4 wheeler 4 m ² for 2 wheeler		
	2-Wheeler	2,906 no.		
	Car	114 no.		
	No. of car parking provided:114 no. Type of parking: Ground covered parking Area per car including driveway provided for car parking: 30 m² Width of all internal roads (m): 18 m and 6 m wide			
37.	CRZ/RRZ clearance obtain, if any	Not Applicable		
38.	Distance from Protected Area/Critically Polluted areas/ Eco-sensitive areas / Inter-State boundaries	Not Applicable		
Check list for the other necessary approvals				
		Status of the approval	Name of the competent authority	Date of the issued letter
39.	CFO NOC for the above said building structure (s)	Applied	CFO	20.10.2015
40.	HRC NOC for the above said building structure (s) (If applicable)	Not Applicable		
41.	NOC for the above said building structure (s) from the Aviation authority (If applicable)	Not Applicable		
42.	Consent for the water for the above said detail (s)	Received	Ambi Grampanchayat	26.01.2015
43.	Consent for the drainage for the above said detail (s)	Received	Ambi Grampanchyat	26.01.2015
44.	Consent for the electric supply for the proposed demand	Applied	MSECDL	20.10.2015
45.	Pre-certification for Green building from Indian Green Building Council and other recognized institutes (If applicable)	No		
46.	Court Order (If applicable)	No		

47.	Other approvals (if any)	No		
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3. The proposal has been considered by SEIAA in its 97th & 107th 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 Prior Environment Clearance is restricted for approved BUA of 48083.17 Sq.m.
- (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) 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.
- (v) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (vi) 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.
- (vii) "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.
- (viii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

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

- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting 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.

- (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, Bhopal with copy to this department and MPCB.

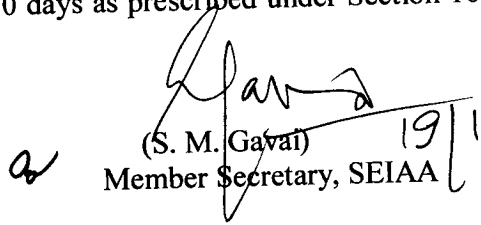
General Conditions for Post- construction/operation phase-

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

- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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 as per EIA Notification, 2006, and amendments by 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. Gawai) 19/11
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, Nagput.
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. Commissioner, Pune Municipal Corporation.
6. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
7. Regional Office, MPCB, Pune.
8. Select file (TC-3)
(EC uploaded on 23/11/2017)