ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

To,

The Vice President (Projects)
DUVILLE ESTATES PVT LTD
Duville Estates Pvt. Ltd.,
81, Sopan Baug, Ghaorpadi, Pune. -411001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/439903/2023 dated 17 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B039MH157365**
2.	**File No.**	SIA/MH/INFRA2/439903/2023
3.	**Project Type**	Expansion
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(b) Townships and Area Development projects.
6.	**Name of Project**	Expansion in Environmental Clearance for Residential and Commercial Project “Riverdale” at S.No. 16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3 + 17/5, Kharadi, Pune Maharashtra
7.	**Name of Company/Organization**	DUVILLE ESTATES PVT LTD
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 09/02/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/439903/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mr. Mahendrakumar Govind Joshi
For M/s.Duville Estates Pvt. Ltd.,
S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B +
16/3 + 17/1 + 17/3+ 17/4 + 17/5,
Kharadi, Pune.

Subject : Environmental Clearance for Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune by Mr. Mahendrakumar Govind Joshi for M/s.Duville Estates Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/439903/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 182nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 272nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th December, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/439903/2023	
2.	Name of Project	Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra.	
3.	Project category	8(b) B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Mahendrakumar Govind Joshi Duville Estates Pvt. Ltd.
		Regd. Office address	81, Sopan Baug Near Mid-town society Ghorpadi Pune Maharashtra 411001
		Contact number	9822004426
		e-mail	mjoshi@duville.com
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
7.	Applied for	Expansion	

8.	Details of previous EC	EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016. Amendment in EC vide no. SEIAA-EC-0000000365 dated 07.08.2018. Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019.
9.	Location of the project	At S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra
10.	Latitude and Longitude	Latitude - 18°32'25.79"N Longitude - 73°56'25.11"E
11.	Total Plot Area (m^2)	1,27,733.94 m^2(min area considered 125349.28 $m^{2)}$
12.	Deductions (m^2)	53,098.65 m^2
13.	Net Plot area (m^2)	72,250.63 m^2
14.	Proposed FSI area(m^2)	2,52,937.88 m^2
15.	Proposed non-FSI area (m^2)	1,67,050.64 m^2
16.	Proposed TBUA (m^2)	4,19,988.52 m^2
17.	TBUA (m^2) approved by Planning Authority till date	IOD Approval vide outward no. Zone1/ 6929 dated 09-02-2023 for total construction area of 4,19,988.52 m^2
18.	Ground coverage (m^2) & %	33244.1 m^2 , 49.3%
19.	Total Project Cost (Rs.)	Rs. 1457.90 Crore
20.	CER as per MoEF& CC circular Dated 01/05/2018	Activity / Location / Cost (Rs.) / Duration Not applicable as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)

21. Details of Building Configuration:
<Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>

Previous EC/ Existing Building			Proposed Configuration			Reason for Modification / Change
Building Name	Configuration	Height (m) (Upto Terrace top slab)	Building Name	Configuration	Height (m) (Upto Terrace top slab)	
Plot A	3 St Pk+ 16 F	58.50	Plot A	3Pk+ 16 F	56.00	No Change in floors.

	B1	6 St Pk+ 18 F	75.20	B1	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B2	6 St. Pk+ 18 F	75.20	B2	LG+4P+ 27 F	95.28	Increase in no. of Floors
	B3	6 St. Pk + 18 F	75.20	B3	LG+4Pk+ 27 F	95.28	Increase in no. of Floors
	B4	6 St. Pk+ 18 F	75.20	B4	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B5	6 St. Pk+ 18 F	75.20	-	-		Cancelled
	B6	6 St. Pk + 18 F	75.20	B6	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
	B7	2 St Pk + 15 F	75.20	B7	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
	-	-		B8	1B+5P+ 28 F	99.05	Newly proposed
	-	-		B9	G+27F	85.80	Newly proposed
	Temporary Sales Office	G	4.00	Temporary Sales Office	G+2 F	11.7	Increase in no. of Floors
	C1	5 St Pk+ 20 F	74.10	A	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C2	5 St Pk+ 20 F	74.10	B	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C3	5 St Pk+ 20 F	74.10	C	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C4	5 St Pk+ 20 F	74.10	D	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name

	C5	5 St Pk+ 19 F	71.10	E	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	Plot D	St Pk+ 8 F	28.95	Plot D	B+P/G+8 F	27.40	Increase in no. of Floors
	E1	4 St Pk+ 19 F	82.00	E1	LP+St+3Pk +24 F	85.20	Increase in no. of Floors
	E2 & E3 + shops	4 St Pk+ 18 F	79.00	E2	LP+St+3Pk +24 F	85.20	Increase in no. of Floors
				E3	LP+St+3Pk +24 F	85.20	Increase in no. of Floors
	Retail	G+ 2 F	12.00	-	-		Cancelled
	Club house	3 nos	6.00	Plot A	1 Multipurpose Hall (within building)	3.00	Increase in no.
				Plot B	2 Clubhouses Clubhouse 1 - G +1 (on podium) Clubhouse 2 - 1 F (on podim)	Clubhouse 1- 7.35 Clubhouse 2 - 4.15	
				Plot C	1 Clubhouse - 1 F (Partly within building)	3.00	
				Plot E	1 Clubhouse - 1 F (Partly within building)	3.00	
22.	Total number of tenements			2596 residential + 88 Shops +12 offices + 4 club Houses + 1 multipurpose hall + 7 society offices			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	1206	Fresh Water	1201		

		Recycled	704	Recycled	623
		Swimming Pool	5	Swimming Pool	-
		Flushing	623	Flushing	623
		Total	1830	Total	1825
		Waste water generation	1705	Waste water generation	1705
24.	Water Storage Capacity for Firefighting/ UGT	Details of UGT tanks if any: a) Domestic + Drinking + Raw: 1280 m^3 b) Firefighting: 2100 m^3 c) Flushing: 551 m^3 d) HVAC Make-up: NA e) Treated water: Same as c) f) Swimming pool balancing tank: 95.4 m^3 (Four Swimming Pools)			
25.	Source of water	PMC			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon level: 6-10 m Post-monsoon level: 4-6 m		
		Size and no of RWH tank(s) and Quantity:	1 No. 100 CMD RWH Tank		
		Quantity and size of recharge pits:	50 nos. RWH pits (5 Existing + 45 Proposed)		
		Details of UGT tanks if any:	As above		
27.	Sewage and Wastewater	Sewage generation in CMD:	1705 KLD		
		STP technology:	MBBR		
		Capacity of STP(CMD):	1825 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	24 kg/day	Handed over to Authorized Agency	
		Wet waste:	36 kg/day		
		Construction waste	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	2563	Handed over to authorized recycler for further handling & disposal purpose	
		Wet waste:	3844	Through Mechanical Composter (OWC)	
		Hazardous waste:	-	-	

		Biomedical waste	-	-
		E-Waste	44	Handed over to Authorized Dismantler/ Recycler
		STP Sludge (dry)	168	To be used as manure for gardening purpose
30.	Green Belt Development	Total RG area (m^2):		6973.61 m^2
		Existing trees on plot:		• Existing trees in 2016: 227 no. of trees were existing on site out of which 103 nos trees were to be retained on the site & Greenbelt. 45 no. trees were to be transplanted. • Since the construction was in Phase wise manner during the process of construction natural growth of trees occurred and Cumulative quantity of no. of trees to be cut was 530 trees & Cumulative quantity of no. of trees to be transplanted was 204. • Now 18 no. of trees have been retained on site & 660 no. of trees have been planted on plot A, C & E
		Number of trees to be planted:		• Required total compensatory plantation is 3435 nos. • Trees planted on Plot A,C & E is 660 nos. • New trees to be planted in Plot B is 300 nos. • New trees planted at Haranatale site as allocated by Garden Dept, PMC is 2500 no.
		Number of trees to be cut:		(530 are already Cut as mentioned above)
		Number of trees to be transplanted:		(204 already transplanted as mentioned above.)
31	Power	Source of power supply:		MSEDCL

.	requirement:	During Construction Phase (Demand Load):			250 KW
		During Operation phase (Connected Load):			18.49 MW
		During Operation phase (Demand load):			8.92 MW
		Transformer:			19 nos x 630 KVA
		DG Sets:			6922.5 KVA PLOT A: 1 X 380 KVA PLOT B1,2,3,4: 3 X 600 + 1 X 500 KVA PLOT B6,7,8: 1 X 625 + 1 X 750 KVA PLOT B9: 1 X 625 + 1 X 82.5 KVA PLOT C: 1 X 600 +1 X 500 KVA PLOT D: 1 X 200 + 1 X 100 KVA PLOT E: 2 X 380 KVA
		Fuel used:			HSD
32.	Details of Energy saving	▪ Energy efficient lighting using LED lamps ▪ Use of high energy efficient pumps for firefighting, UG tanks and STP ▪ LED lights are proposed for common areas such as open spaces, pathways RG etc ▪ Provision of Solar PV Panel (Entire project): 5.26% of demand load ▪ Energy savings due to renewable energy (Entire project): 6.58 % ▪ Energy saved as per Conventional Base (Entire project): 17.67%			
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost
		Capital	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring		Rs. 113.5 Lakhs/year
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs.) (Lakh/Y)
		Sewage treatment	STP plant	360	72
		Water treatment	-	-	-
		RWH	Recharge pits	45	7.5
		Swimming Pool	4 nos- Total capacity 800 m^3	400	24

		Solid Waste	OWC	154	62
		Hazardous waste	-	-	
		e-waste	Authorized vendor	-	-
		Greenbelt development	Plantation & RG	336	33
		Energy saving	Solar hot water &PV	314	16
		Environmental Monitoring	Through laboratory	-	3
		Disaster Management	Provided	2801	148
		Total Cost		4410	365.5

35.	Traffic Management	Type	Reqd as per DCR	Actual Provided	Area per parking (m^2)
		4-Wheeler	2,226	3,327	As per Standard
		2-Wheeler	5,089	5,876	As per Standard
		Bicycles	1,398	1,413	

36.	Details of Court cases/litigations w.r.t. the project and project location if any.	Name of the Court / Tribunal & Case	Remarks
		Court of Civil Judge Senior Division, Pune. Civil Suit No. 6027 of 2012Sitaram Paranjape & Ors	The case is a partition Suit between Paranjape Family. Calypso Premises Pvt. Ltd. have already entered into a Settlement Document with all family members. Calypso Premises Pvt. Ltd. have already applied for deletion of their names from the Family Partition Suit
		Court of Civil Judge Senior Division, Pune. Special C. S.No. 226/2015Anand Gorakh Chowdhary & OrsV/s Duville Estates Pvt. Ltd. & Ors	As per Tahsildar order number Vatap/ SR/23/1991 dated 23.01.1992 family partition was done. Late Tanaji Sakharam Choudhary executed registered document in the name of Mr. Behram Dubash and Mrs. Bakhtavar Dubash. Mr. Anand Gorakh Choudhary i.e the plaintiff is the third generation of Late Tanaji Sakharam Choudhary and he has filed a suit.
		Court of Civil Judge Senior Division, Pune. Special C. S.No. 597/2015S K Thorat V/s Behram B Dubash (Defendant No. 30, 31)	In addition to the civil suit, Mr. SK Thorat has applied in the Revenue Court and till date all the orders are in favour of Mr. Behram B Dubash i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector and Order of Hon. Div. Commissioner. He has filed an review application in front of the Divisional Commissioner.

		Court of Civil Judge Senior Division, Pune. Regular C. S.No. 1774/2015Sangeeta Ghule V/sDuville Estates Pvt. Ltd. & Ors	Plaintiff has already executed Settlement Agreement Withdrawal Purshis and Settlement Document submitted in the Court. Plaintiff and Advocate have not appeared for number of dates and the case has been dismissed.
		Court of Civil Judge Senior Division, Pune Special C. S.No. 48/2016Shalini Bhujbal & Ors V/sDuville Estates Pvt. Ltd. & Ors	In addition to the civil suit Shalini Bhujbal & Ors have applied in the Revenue Court and till date all the orders are in favour of Behram B Dubash. i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector.
		Court of Civil Judge Senior Division, Pune Special C. S.No. 142/2017Kalpana Vilas Khandave & Ors V/sDuville Estates Pvt. Ltd. & Ors	Mrs. Kalpana Vilas Khandave & Sharada Pakash Kadam were Plaintiff out of which Mrs. Sharada Prakash Kadam has settled outside the court and withdrawn RTS Appeal in front of SDO. as per settlement Mrs. Sharada Prakash Kadam & her legal heirs were present in the court and submitted Withdrawal Purshis and Settlement Document. Legal heirs of Late. Kalpana Vilas Khandave have also decided to settle the matter outside the court. Procedural part is remaining.

The SEIAA considered the project in the 262nd meeting held on 10-07-2023 and granted and issued Terms of Reference vide its letter dated 07.08.2023

Sr. No.	Project Details	Details as per EC Received 28.06.2016	Proposed (Expansion in EC)	Remarks
1.	Name of Project	Riverdale	Riverdale	No Change
2.	Plot Area (m^2)	1,24,000 .00	1,27,733.94	Increased
3.	Net Plot Area (m2)	66684.33	72,250.63	Increased
4.	FSI Area (m^2)	1,21,594.00	2,52,937.88	Increased (Increase in FSI is mainly due to new UDCPR and addition of plot)
5.	Non FSI Area (m^2)	1,77,040.00	1,67,050.64	Reduced
6.	Total Construction Area (m^2)	Apprised Area: 2,98,634.00 m^2 (EC dated: 28.06.2016, 45,501.33 m^2) (EC dated: 07.08.2018, 87679 m^2) (EC dated: 14.09.2019, 13358 m^2)	4,19,988.52	Increased

		Total construction area restricted: 146538.33 m^2)					
7.	Cost of project (Cr.)	840		1457.90		Increased	
8.	Building Configuration	**Plot A**		**Plot A**			
		A	3 stilt Parking+ 16 FL	Plot A		3P+ 16 FL	No Change
		Plot B		**Plot B**			
		B1-B6	6 Stilt Parking + 18 FL	B1& B4		LG + 4P + 28FL	Floors increased
		B7	2 Stilt Parking + 15 FL	B2 & B3		LG+4P+27 FL	Floors increased
				B6, B7 & B8		1B + 5P + 28FL	B8 added and Floors increased in B6&B7
				B9		G+27 FL	B9 added
		Sales Office	G FL	Sales Office		G+2FL	Floors increased
		Plot C		**Plot C**			
		C1-C4	5 Stilt Parking + 20 FL	A, B, C, D, E		Stilt + 3P + 23 FL	Floors increased Building names changed
		C5	5 Stilt Parking + 19 FL				
		Plot D		**Plot D**			
		D	Stilt Parking + 8 floors	D		B+P/G + 8 FL	Floor increased
		Plot E		**Plot E**			
		E1	4 Stilt Parking + 19 FL	E1-E3		LP+Stilt+3P + 24 FL	Floors increased
		E2& E3 + Shops	4 Stilt parking +18 floors				
		Retail	Ground + 2 floors				Shops cancelled

		Club House	3	Club house	Plot A-1 Multipurpose hall Plot B -2 Club house Plot C -1 Club house Plot E - 1 Club house	Increased
				Society Office	Plot A-1 Plot B -3 Plot C -1 Plot D -1 Plot E - 1	Increased
9.	No. of Flats	1357 resi + 32 Shops		2596 resi + 88 shops +12 offices+ 4 club houses+1 multipurpose hall + 7 society offices		Increased
10.	Total Water requirement (KLD)	1026		1830		Increased
11.	Sewage generation (KLD)	789		1705		Increased
12.	Total STP Capacity (KLD)	910		1825		Increased
13.	Solid Waste (kg/d)	Wet waste: 2199 Dry waste: 1466		Wet waste: 3844 Dry waste: 2563		Increased
14.	Parking (Nos)	4W: 2381 2W: 81, Cycles: 162		4W: 3327 2W: 5876 Cycles: 1413		Increased
15.	Demand Load during Operation (KW)	7438		8.92 MW		Increased
16.	Total DG Capacity during Operation (kVA)	3560		6922.5		Increased
17.	RG Area m^2	6925.53		6973.61		Increased
Note: The project details mentioned in above comparative statement is for the first EC dated 28.06.2016. Subsequently the EC was amended vide no. SEIAA-EC-0000000365 dated 07.08.2018 and EC vide no. SEIAA-EC-0000002005 dated 14.09.2019						

Building configuration constructed on site is same as Building configuration approved in PMC sanctioned Building plans.

Building Name	Ec1dated28.06.2016	EC2 Dt 07/08/2018, EC3 Dt 14/09/2019	Building constructed On Site	Building Configuration As Per PMC Approved Building Plan (Latest Approval For Plot A, B, D Dt 16-12-2021 & Plot C & E Dt 18-03-2021)	Proposed Expansion (Approved In Iod Dt 09-02-2023)
Plot A	3StiltP+16 FL	Configuration is not mentioned in EC	3P+16 FL - *same as EC*	3P + 16 FL	3P+16 FL
B1	6Stilt PARK.+18 FL	Configuration is not mentioned in EC	Not constructed	B1+ 5P + 1 FL	LG+4P+28 FL
B2	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B3	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B4	6Stilt PARK.+18 FL		Not constructed	-	LG+4P+28 FL
B6	6Stilt PARK.+18 FL		Parking Partly Constructed- *Change in Design*	B1+ 5P + 18 FL	1B+5P+28 FL
B7	2Stilt PARK.+15 FL			B1+ 5P + 18 FL	1B+5P+28 FL
B8	Not proposed			B1+ 5P + 18 FL	1B+5P+28 FL
B9	Not proposed		G+27FL- *Change in Design*	G + 27 FL	G+27 FL
Temporary Sales Office	Ground Floor		G + 1 FL	G + 1 FL	G+2 FL
C1	5Stilt PARK.+20 FL	Configuration is not mentioned in EC	Stilt+3P+23 FL- *Floors exceeded EC*	STILT + 3P + 23 FL	Stilt+3P+ 23 FL
C2	5Stilt PARK.+20 FL		Stilt+3P+23 FL- *Floors exceeded EC*		
C3	5Stilt PARK.+20 FL		Stilt+3P+23 FL- *Floors exceeded EC*		
C4	5Stilt PARK.+20 FL		Stilt+3P+23 FL- *Floors exceeded EC*		
C5	5Stilt PARK.+19		Stilt+3P+23		

	FL		FL- *Floors exceeded EC*		
Plot D	Stilt PARK.+8 FL	Configuration is not mentioned in EC	B+P/G+8Floors - *Change in Design*	B + P + 8 FL	B+P/G+ 8 FL
E1	4Stilt PARK.+19 FL	Configuration is not mentioned in EC	LP+Stilt+3P+24 FL- *Floors exceeded EC*	L + STILT + 3P + 24 FL	LP+Stilt+3P + 24 FL
E2	4Stilt PARK.+18 FL		LP+Stilt+3P+24 FL- *Floors exceeded EC*		
E3	4Stilt PARK.+18 FL		LP+Stilt+3P+24 FL- *Floors exceeded EC*		
Retail	Ground+2 FL		*Separate Retail Building subsequently cancelled*		

3. Proposal an expansion of existing construction project under violation category. PP has applied under MoEF&CC OM dated 07.07.2021. Proposal has been considered by SEIAA in its 272th (Day-2) meeting held on 14th December,2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to submission of BG of ₹ 22,12,00,000/- and penalty of ₹ 4,45,03,099/-. Now, PP submitted the BG of ₹ 22,12,00,000/- and penalty of ₹ 4,45,03,099/- to Maharashtra Pollution Control Board on 05.02.2024 and 31.01.2024. SEIAA decided to grant Environment Clearance subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. The Committee noted that:
   (a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at ₹ 4,45,03,099/- (Considering sue moto declaration).
   (b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at ₹ 22,12,00,000/-
2. PP to explore to increase the solar energy saving.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction

B. SEIAA Conditions-

1. PP to submit Bank Guarantee of ₹ 22,12,00,000/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan

within 6 months from grant of this Environment Clearance. PP also to submit penalty of ₹ 4,45,03,099/-.

2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP submitted that, they have provided mandatory of 6420.95 m2 RG on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for-FSI-2,52,937.88 m2, Non FSI-1,67,050.64 m2, total BUA-4,19,988.52 m2. (Plan approval No- Zone1/6929, dated 09-02-2023)

General Conditions:

a) Construction Phase :-

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. 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.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to

give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. 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.

XIII. 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, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the

Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

Signature Not Verified
Digitally signed by: Shri Pravin C. Darade , I.A.S.
Designation: Member Secretary
Date and Time: 2/9/2024 1:06:29 PM