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 Director

APEX ERECTORS LLP

9th floor,S.No.510/511,majestique City view, Seven Loves Chowk Road, Gultekadi, Pune,Maharashtra-411037 -411037

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/MIS/275685/2022 dated 31 May 2022. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC22B038MH170292**
2.	**File No.**	SIA/MH/MIS/275685/2022
3.	**Project Type**	Expansion
4.	**Category**	B2
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Expansion in Environmental Clearance of Proposed Residential Project with shops by M/s. Apex Erectors LLP
7.	**Name of Company/Organization**	APEX ERECTORS LLP
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: 07/09/2022

(e-signed)
Manisha Patankar Mhaiskar
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/MIS/275685/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Apex Erectors LLP.,
S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5,
Village Baner, Taluka Haveli, District Pune

Subject : Expansion in Environmental Clearance of Proposed Residential Project with shops at S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5 Village Baner, Taluka Haveli, District Pune, Maharashtraby M/s Apex Erectors LLP.

Reference : Application no. SIA/MH/MIS/275685/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 148th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 249th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/275685/2022	
Name of Project	Application for Expansion in Environment Clearance of **Proposed Residential Project with shops** at S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5 Village Baner, Taluka Haveli, District Pune, Maharashtraby M/s Apex Erectors LLP.	
Project Category	8(a), B2 Category	
Type of Institution	Private	
Name of Project Proponent	Name	**Apex Erectors LLP** Mr. Sanjay Mehta (Authorized person)
	Regd. Office address	9th Floor, City view, Seven Loves Chowk Road, Gultekdi, Pune, Pune, Maharashtra, 411037
	Contact number	020-26442750
	e-mail	shrikardile@gmail.com
Consultant	**Mahabal Enviro Engineers Pvt. Ltd.** Plot F-7, Road 21, MIDC Wagle Estate, Thane – 400604, (022) 25823154, mahabal.thane@gmail.com QCI Accreditation status: QCI NABET Accredited QCI/NABET/ENV/ACO/22/2405 Re-Accreditation dated 21.06.2021 valid up 23.09.2022	
Applied for	Expansion in environmental clearance	
Details of previous EC	We have received Environment clearance from SEIAA vide File no. SEAC-III-2014/CR-344/TC-3 dated 22.03.2016.	

Location of project	S. No. 14, Plot "B", H.No.1/1,1/2,1/3,1/4 and 1/5Village Baner, Taluka Haveli, District Pune, Maharashtra.
Latitude and Longitude	18°33'15.51"N latitude, 73°46'59.28"E longitude
Total Plot area (m^2)	14,471.70 m^2
Deductions (m^2)	5,443.82 m^2
Net Plot Area (m^2)	9,027.88 m^2
Proposed FSI Area (m^2)	48,957.41 m^2
Proposed Non FSI Area (m^2)	40,038.94 m^2
Proposed Total BUA area (m^2)	88,996.35 m^2
TBUA (m^2) approved by Planning Authority till date	-
Total ground coverage (m^2) & %	7,124 m^2, 58.9%
Total project cost (Rs.)	Rs.276 Cr.
CER as per MoEF & CC circular dated 01/05/2018	-

Details of Building Configuration

Previous EC/Existing building			Proposed configuration			Reason for modification/ Change
Building name	**Configuration**	**Height (m)**	**Building name**	**Configuration**	**Height (m)**	
Wing A	B + P +18	69.80	Bldg. I Tower – A	B. (Pk.) + L. G. (Pk.) + G (sh. + Pk.) + Po. 01 Pk. + Recreational F. + 2nd to 33rd F. Residential Shops: GR. Floor + 1st Floor	122 6	Expansion in environmental clearance due to change in FSI potential and Design.
Wing B	B + P +18	69.80	Bldg. I Tower - B	B. (Pk.) + L.G. (Pk.) + G (Pk.) + 1st F. (Pk.) + Po. 01 Pk. + Recreational F. + 2nd to 33rd F. Residential	122	
Wing C	B + P +18	69.80				
Club house	G+1		Club house	G+1		

Total number of tenements	No. of tenements- 302 nos. No. of shops- 11 nos.
Number of expected residents / users	Total Population: 1,825 Nos. (Residential Population: 1510 Nos., Commercial Population: 315 Nos.)
Total Water Requirement	

Particulars	Water Requirement Dry Season	Water Requirement Wet Season	Unit
Fresh water	144	144	m^3/day
Recycled water (Flushing)	74	74	m^3/day
Recycled water (Gardening)	13.5	0	m^3/day
Swimming pool make up	1	1	m^3/day
Total water requirement	232.5	219	m^3/day
Waste water generation (Excess water)	86.66	100.17	m^3/day
Water Storage Capacity for Firefighting/ UGT (m^3)			
Firefighting (Underground tank)	400	400	m^3
Firefighting (Overhead tank) each tower	20	20	m^3
Source of water	Pune Municipal Corporation		
Rain Water Harvesting (RWH)			
i) Level of the ground water table	-		
ii) Size and no of RWH tank(s) and Quantity	NA		
iii) Quantity of recharge pits proposed	04. no of recharge pits proposed within project area.		
iv) Size of the recharge pit	2 m X 2 m X 2 m Depth		
v) Details of UGT tanks if any:	**Underground tank capacities** 1. Drinking/Domestic water- 224 m^3 2. Fire water tank – 400 m^3 3. Flushing water tank – 112 m^3		
Sewage and waste water			
i) Sewage generation in KLD	196 m^3/day		
ii) STP technology	MBBR		
iii) No. and Capacity of STP	1 nos. of STP having total capacity 200 m^3/day		
Waste Generated in the Pre-Construction & Construction phase: 50 kg/day			
Waste generation in operation Phase:			
i) Dry waste	349 kg/day	Handed over to authorized recycler for further handling and purpose	
ii) Wet waste	485 kg/day	Will be treated in OWC machine. Generated manure will be used for gardening	
iii) Hazardous waste	NA	NA	
iv)Biomedical waste (If applicable)	NA	NA	

iv) E Waste	5 kg/day	E waste – Handed over to authorized recyclers for further treatment.
v) STP Sludge (dry)	12.22 kg/day	Will be used as manure for gardening purpose

Green Belt Development	
Total RG area	1268.53 m^2
Existing trees on plot	NA
Total Number of trees proposed	113 nos. proposed
No of trees to be cut	NA
Number of trees to be transplanted	NA
Power requirement	
Source of power supply	MSEDCL
During Construction Phase: (Demand Load)	125 KVA
During Operation phase (Connected Load)	3,645 KVA
During Operation phase (Demand Load)	1,890 KVA
Transformer	3 nos. x 630 kVA
DG set	1 no.X 500 kVA, 1 no. X 250 kVA
Fuel Used	HSD

Detail of Energy saving

Sr.	Energy Conservation Measures	Quantity
1.	Total energy saving	8%

Environmental Management plan budget during Construction phase

Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)
Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	3 Water tanker/ day during construction phase	28
Socio-Economic Environment	Site sanitation, Toilets, safe drinking water	8 No. of Toilets for Ladies & Gents workers	12
	Disinfection at site	Cleaning and maintaining the site	1
	Health check-up for workers, first aid kit	PPE and Safety equipment's	4
Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	1
	LED lamps for labour hutments		1
	Gardening set up	Maintain landscape during construction phase	4
Training and awareness	Safety personal protective equipment & Training programs	Safety equipment's	10
Total			**61**

Environmental Management plan budget during Operation phase

Sr.	Component	Description	Capital cost (Rs. In Lakhs)	O & M Cost (Rs. In Lakhs / year)
1.	Sewage treatment plant	1 no. of STP having capacity 200 m^3/day.	35.22	12.04
2.	Energy Conservation	Solar PV panels for electricity generation	42.52	2.13
3.	Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC	14.75	4.01
4.	Rainwater harvesting	04 nos. of recharge pits having size 2 m X 2 m X 2 m	2	0.2
5.	Swimming pool	Treatment & Maintenance of swimming pool	-	-
6.	Landscape development	113 nos. of trees to be planted. Development & maintained of landscape area 1268.53 m^2	23.58	2.24
7.	Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF approved Lab	2
8.	Laying of storm & Sever line up to final disposal point	Storm water channel will connect up to municipal sewer line	10	1
9.	DMP		707.2	35.36
10.	**Total Cost**		**835.27**	**58.98**

Traffic Management:

Type	Required as per DCR	Actual Provided	Area per parking (m^2)
4 -wheeler	345 nos.	346 nos.	30 & 35 m^2 / 4W
2 -wheeler	1,038 nos.	1,038 nos.	4.2m^2 / 2W
Area	5,526.35 m^2	26,631 m^2	

Details of Court cases / litigations w.r.t. the project and project location if any.	No, there is no court case against the project.

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEAC-III-2014/CR-344/TC-3 dated 22.03.2016 for for plot area 12,685.30 m2 comprising FSI area 15,217.71 m2 and the Non-FSI area 10,901.67 m2 and The total built-up area is 26,119.38 m2. Proposal has been considered by SEIAA in its 249th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit Certified compliance report from regional office MoEFCC Nagpur.
2. PP to submit the Garden NoC.
3. PP to submit the fire NoC. PP to ensure that, the fire tender will move all around the all buildings.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. 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. This EC excludes the Tower 2 as PP has not obtained the CFO NOC for the same. Also the EC is restricted for Tower 1 up to 119.70 m height only as per CFO NOC.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI -48,957.41 m2, Non FSI-40,038.94 m2, Total BUA-88,996.35 m2. (Plan approval dated-18.08.2022).

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. 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.

XVII. 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.

XVIII. 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.

XIX. 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.

XX. 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. 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.

XIII. 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.

XIV. 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.

M Rau 2/9/2022

Manisha Patankar-Mhaiskar
(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 Manisha Patankar Mhaiskar
Member Secretary
Date: 9/7/2022 5:43:52 AM