

BEAMS & SHINE REALTIES PVT LTD

Majestic Cityview, 9th floor, Opp to Apsara Talkies, Near 7 Loves Chowk, Gultekdi
Pune – 411 037. Tel. No. 020 – 24262740/50

Date: 16.12.2023

To,

The Additional Director (S),

Ministry of Environment and Forest and Climate Change
Regional Office (WCZ), Ground Floor,
East Wing, New Secretariat Building,
Civil Line, Nagpur, Maharashtra-440001.

Sub: Submission of Six Monthly Clearance Compliance Report of (Dec 23) Project at S. No. 729/1A, Final Plot No. 389(p), Village Gultekdi, Tal-Haveli, Dist- Pune by M/s BEAMS & SHINE REALTIES PVT LTD.

Ref: EC23B038MH195582. Dated 11 Dec 2023

Respected Sir,

With reference to the above subject we are submitting the Current Status of our construction work, monitoring reports, data sheet and Point wise environmental clearance compliance status to various stipulations laid down by the State Level Environment Impact Assessment Authority, Maharashtra in its clearance letter **EC23B038MH195582. dated 11 Dec 2023** along with the necessary enclosure and annexure. This is for your kind consideration and records. Kindly acknowledge the same.

Thanking you,

Yours Sincerely,

For BEAMS & SHINE REALTIES PVT LTD.



Authorized Signatory

Encl:

- Part A: Current Status of Construction Work
- Part B: Point wise compliance status
- Part C: Enclosures
- Part D: Annexures

Email Copy to:

- 1 Maharashtra Pollution Control Board, Jog Centre 3rd floor Mumbai Pune Road Wakdewadi Pune-3
- 2 The Member Secretary Environment Department, Room no -217, 2nd floor Mantralay Annexe Mumbai-32.



Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Western Region, Regional Office, Nagpur

DATA SHEET

1.	Project type: River - valley/ Mining / Industry / Thermal / Nuclear / Other (specify)	:	Development of Residential Project.
2.	Name of the project	:	Residential Buildings at S, No.389
3.	Clearance letter (s) / OM No. and Date	:	Clearance Letter No. EC23B038MH195582 Dated 11 Dec 2023
4.	Location	:	
	a. District (S)	:	Pune
	b. State (s)	:	Maharashtra
	c. Latitude/ Longitude	:	18°29'52.77"N 73°52'19.14"E
5.	Address for correspondence	:	
	a. Address of Concerned Project Chief / Engineer (with pin code & Telephone / telex / fax numbers	:	Mr. Yogesh Mundada, BEAMS & SHINE REALTIES PRIVATE LIMITED Sr. No 729/1A, Final Plot no. 389(P), Village Gultekdi, Tal. Haveli, Dist. Pune Tel :- 020 24262740
	b. Address of Project: Engineer/Manager (with pin code/ Fax numbers)	:	Mr. Yogesh Mundada, BEAMS & SHINE REALTIES PRIVATE LIMITED Sr. No 729/1A, Final Plot no. 389(P), Village Gultekdi, Tal. Haveli, Dist. Pune.
6.	Salient features	:	
	a. of the project	:	It is one residential building project. The design of this project and utilities is thoroughly planned with the objectives of providing facilities to the people and keeping the mind on sustainable development.
	b. of the environmental management plans	:	1. Sewage treatment Plant: Sewage treatment Plant with capacity of 80 KLD is provided for treating of waste water. 2. Rain water harvesting: Recharge pit (2 nos.) will be provided to raise the ground water table. 3. Solid Waste Management a. Organic waste convertor machine is installed for treated by wet waste. b. Dry waste will be hand over to authorize contractor. c. STP sludge will be used as manure.
7.	Breakup of the project area	:	
	a. Submergence area forest & non-forest	:	Non forest
	b. Others	:	Total plot area (sq.m): 3900 Deduction(sq.m): -- Net plot area: (sq.m): 3900

			Proposed built-up area: FSI(sq.m):23970.08 Non FSI(sq.m): 22237.35 Total (sq.m): 46207.43
8.	Breakup of the project affected Population with enumeration of Those losing houses / dwelling units Only agricultural land only, both Dwelling units & agricultural Land & landless labourers/artisan	:	Not Applicable
	a. SC, ST/Adivasis	:	Not Applicable
	b. Others (Please indicate whether these Figures are based on any scientific And systematic survey carried out Or only provisional figures, it a Survey is carried out give details And years of survey)	:	Not Applicable
9.	Financial details	:	
	a. Project cost as originally planned and subsequent revised estimates and the year of price reference:	:	
	1. Estimated Cost of the Project	:	198 Crores Only
	b. Allocation made for environ-mental management plans with item wise and year wise Break-up.	:	Environmental Management Plan (EMP)
	c. Benefit cost ratio / Internal rate of Return and the year of assessment	:	During Construction phase: Capital Cost: 39.5 lacs/year
	d. Whether (c) includes the Cost of environmental management as shown in the above.	:	During operational Phase: Total set up Cost: 400.12 Lakhs O & M cost : 39.16 lacs/year.
	e. Actual expenditure incurred on the project so far	:	Total set up Cost:0 Lakhs O & M cost : 0 lacs/annum
	f. Actual expenditure incurred on the environmental management plans so far	:	During Construction phase: Capital Cost: 2.5 lacs/annum
10.	Forest land requirement	:	Not Applicable
	a. The status of approval for diversion of forest land for non-forestry use	:	Not Applicable
	b. The status of clearing felling	:	Not Applicable
	c. The status of compensatory afforestation, it any	:	Not Applicable
	d. Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	:	Not Applicable
11.	The status of clear felling in Non-forest areas (such as submergence area of reservoir, approach roads), it any with quantitative information	:	Not Applicable
12.	Status of construction	:	Building work- Excavation work in progress.

a.	Date of commencement (Actual and/or planned)	:	19.12.2023
b.	Date of completion (Actual and/or planned)	:	June 2028
13.	Reasons for the delay if the Project is yet to start	:	NA
14	Dates of site visits	:	Not yet visited
a.	The dates on which the project was monitored by the Regional Office on previous Occasions, if any	:	NA
b.	Date of site visit for this monitoring report	:	--
15.	Details of correspondence with project authorities for obtaining Action plans/information on Status of compliance to safeguards Other than the routine letters for Logistic support for site visits)	:	Not Applicable
	(The first monitoring report may contain the details of all the Letters issued so far, but the Later reports may cover only the Letters issued subsequently.)	:	yes

PART A

CURRENT STATUS OF WORK

- **Building**- levelling and barricading work is in progress.

: PART B :

2. Point wise compliance status to various stipulations laid down by the SEIAA in its clearance EC23B038MH195582 Date: 11/12/2023 are as follows:

Sr. No.	EC Conditions	Compliance Status
<u>General Conditions:-</u>		
<u>Construction Phase:-</u>		
i	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for filing after recovering recyclable material.	Noted.
ii	Disposal of muck, Construction spoils, including bituminous material 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 the approved sites with the approval of competent authority.	Yes, We have used construction waste for land leveling and road development. Balance muck have been disposed it through Authorized vendor. Debris shall be used for backfilling and leveling top soil will be preserve for landscape purpose.
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.	No hazardous waste shall be generate during exaction and construction.
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..	Adequate drinking water and sanitary facilities have provided for construction workers. The safe disposal of wastewater and solid wastes generated during the construction phase is being done,
v	Arrangement shall be made that waste water and storm water do not get mixed	Noted
vi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.	Water demand during construction has been reduced by use of pre-mixed concrete, curing agents and with the help of latest construction technology.
vii	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority	Ground water is not accessible.

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.	We have permission of PMC for drinking water. We are not planning to use underground water.
ix	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators of pressure reducing devices or sensor based control.	Noted.
x	The Energy Conservation Building code shall be strictly adhered to.	Noted.
xi	All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site	We have preserved topsoil 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	Noted.
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.	Yes, We shall have tested, Air and Noise through authorized NABL Lab.
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.	Noted.
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.	We shall provide low Sulphur diesel for DG with acoustic enclosure.
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.	We shall take proper measures to avoid dust and air pollution, the vehicle shall be adequately covered to avoid spillage / leakages.

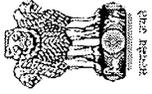
xvii	Ambient noise levels conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise levels during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	We have barricaded land with 3mt height. We are using proper PPE for workers and officers. Construction activity shall be carried out at the day time only. We have carried our noise monitoring and reports are attached with this report.
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.	Yes we will use low Sulphur diesel type acoustic enclosure DG. DG during construction phase shall be used only as emergency power backup only.
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.	Noted, we shall appoint separate Environment Cell supervised by Site Manager, Safety officer and super wiser.
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 be approved sites for land filling after recovering recyclable material.	We have proposed OWC for operation phase to treat wet waste. Manure shall be used for gardening and landscape purpose. Dry waste shall be hand over to authorize recycler.
ii	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste shall be disposed through Authorized vendor at the time of operation phase.

iii	<p>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 give 100% treatment to sewage /Liquid waste and explore the possibility to recycle at least 50% of water, Local authority should ensure this.</p>	<p>We have proposed STP of 80 KLD with MBBR technology. Treated water shall be used for landscaping and flushing purpose. Local authority has given drainage NOC to connect excess treated water to sewer line of corporation.</p>
iv	<p>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 environment infrastructure is installed and made functional including water requirement.</p>	<p>Noted. No physical occupation or allotment will be given unless all above said environment infrastructure is installed and made functional including water requirement.</p>
v	<p>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.</p>	-
vi	<p>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</p>	<p>We have used sin ages to avoid congestion at gate. Separate Entry and Exit gate is being used.</p>
vii	<p>PP to provide adequate electric charging points for electric vehicles. (EVs).</p>	<p>We shall comply with.</p>
viii	<p>Green Belt development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.</p>	<p>We shall use only local species for beautification of garden and periphery of plot.</p>
ix	<p>A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.</p>	<p>Environment management cell shall be appointed and will work under supervision of Site in charge.</p>

x	Separate funds shall be allocated for implementation of environmental protection measures /EMP along with item-wise break-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.	Noted
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	Advertisement has given in Kesri & Time of India newspaper.
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/representation, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Noted, At the time of sanction we use to submit EC letter.
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.	We are submitting 6 monthly monitoring letter regularly and up lode on website.
C)	General EC Conditions:-	
i	PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.	Noted
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.	Yes we have obtained consent to Establish.

iii	<p>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 environment clearance.</p>	Noted.
iv	<p>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 respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB..</p>	We are submitting 6 monthly monitoring report regularly as per EC condition.
v	<p>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.</p>	We are submitting Form V regularly as per EC condition.
vi	<p>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.</p>	Noted.
vii	<p>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 as if applicable & this environment clearance does not necessarily implies that Forestry and Wild life clearance granted to the project which will be considered separately on merit.</p>	Noted.

4	<p>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.</p>	<p>Noted, The copy of EC EC23B038MH195582 Dated 11 Dec 2023 letter is attached as Annexure-1.</p>
5	<p>This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permission /NOCs shall be obtained before starting proposed work at site.</p>	<p>Noted.</p>
6	<p>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.</p>	<p>Noted.</p>
7	<p>Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification 2006, amended from time to time.</p>	<p>Noted.</p>
8	<p>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</p>	<p>Noted</p>
9	<p>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.)</p>	<p>Noted.</p>



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

ENVIRONMENTAL
CLEARANCE

To,

The Director
BEAMS & SHINE REALTIES PRIVATE LIMITED
Cityview 9th Floor, Opposite to Apsara Talkies, 7 Loves Chowk, Gultekdi,
Pune -411037

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

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

Sir/Madam,

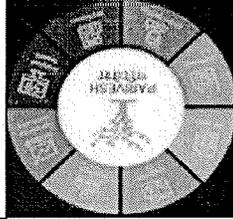
This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIAMH/INFRA2/438439/2023 dated 29 Jul 2023. The particulars of the environmental clearance granted to the project are as below.

- | | | |
|----|--|--|
| 1. | EC Identification No. | EC23B038MH195582 |
| 2. | File No. | SIAMH/INFRA2/438439/2023 |
| 3. | Project Type | New |
| 4. | Category | B |
| 5. | Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. | Name of Project | Proposed Residential Project at S. no. 729/1A, Final Plot no. 389(P), Village Gultekdi, Tal. Haveli, Dist. Pune by M/s Beams & Shine Realities Private Limited |
| 7. | Name of Company/Organization | BEAMS & SHINE REALTIES PRIVATE LIMITED |
| 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: 11/12/2023

(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/INFRA2/438439/2023

Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Beams & Shine Realities Private Limited,
S. no. 729/1A, Final Plot no. 389(P),
Village Gultekdi, Tal. Haveli, Dist. Pune.

Subject : Environmental Clearance for Proposed Residential Project at S. no. 729/1A, Final Plot no. 389(P), Village Gultekdi, Tal. Haveli, Dist. Pune by M/s Beams & Shine Realities Private Limited

Reference : Application no. SIA/MH/INFRA2/438439/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 181st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 17th October, 2023.

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

1.	Proposal Number	(SIA/MH/MIS/438439/2022)	
2.	Name of Project	Residential Project at S. no. 729/1A, Final Plot no. 389(P), Village Gultekdi, Tal. Haveli, Dist. Pune.	
3.	Project category	8(a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Amit Anil Lalwani BEAMS & SHINE REALITIES PRIVATE LIMITED
		Regd. Office address	City view, 9 th floor; Opp to Apsara Talkies, 7 Laves Chowk, Gultekdi, Pune, Maharashtra
		Contact number	91304-99999
		e-mail	beamsandshinipune@gmail.com
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
7.	Applied for	New	
8.	Details of previous EC	-	
9.	Location of the project	At S. no. 729/1A, Final Plot no. 389(P), Village Gultekdi, Tal. Haveli, Dist. Pune, Maharashtra	
10.	Latitude and Longitude	Latitude - 18°29'52.39"N Longitude - 73°52'19.06" E	

11.	Total Plot Area(m ²)	3900.00 m ²			
12.	Deductions (m ²)	--			
13.	Net Plot area(m ²)	3900.00 m ²			
14.	Proposed FSI area(m ²)	23970.08 m ²			
15.	Proposed non-FSI area(m ²)	22237.35 m ²			
16.	Proposed TBUA(m ²)	46207.43 m ²			
17.	TBUA (m ²) approved	IOD is in progress			
18.	Ground coverage (m ²) & %	3250 Sq.mt 83%			
19.	Total Project Cost (Rs.)	Rs. 198 Crore			
20.	CER as per MoEF & CC circular Dated 01/05/2018	Activity Location Cost (Rs.) Duration CER shall be implemented as part of EMP as mentioned in OM F.No.22-65/2017-IA.III dated 30.09.2020			
Details of Building Configuration					
21.	Previous EC/ Existing Building	Proposed Configuration	Reason for Modification / Change		
	Build ing Name	Build ing Name	Build ing Name		
	Config uration	Config uration	Height (m)		
	Height (m)	B2+BI+Gr+PI+P2 +P3+P4+P5+ 1st to 10th (Residential) + 11th (Recreational)+ 12th to 30th (Residential) + Service floor	122.95 m (Up to Terrace)		
22.	Total number of tenements	116			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	52.20	Fresh Water	52.20
		Recycled	28.34	Recycled	26.10
		Swimming Pool	1	Swimming Pool	1
		Flushing	26.10	Flushing	26.10
		Total	79.30	Total	79.30
	Waste water generation	70.47	Wastewater generation	70.47	
24.	Water Storage Capacity for Firefighting /UGT (m3)	Details of UGT tanks if any:			
		Building	Domestic Tank (KLD)	Fire Tank (KLD)	
		TOTAL	79	200	
25.	Source of	PMC			

	water			Post-Monsoon water depth- 3-to-3.50-meter EGL Pre-Monsoon water depth- 5-to-5.50-meter EGL
26.	Rainwater Harvesting (RWH)	Level of the Groundwater table:		
		Size and no of RWH tank(s) and Quantity:	--	
		Quantity and size of recharge pits:	2 no. of Rainwater recharge pits: 1 for Surface runoff (2.0*2*1.90 meter size) and 1 for terrace (2.0*1.5*2.0 meter size)	
		Details of UGT tanks if any:	--	
27.	Sewage and Wastewater	Sewage generation in CMD:	70.47 KLD	
		STP technology:	MBBR	
		Capacity of STP(CMD):	80 KLD	
		Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	10 kg/day	Handed over to Authorized Agency
		Wet waste:	15 kg/day	
28.	Solid Waste Management during Construction Phase	Construction waste	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making
		Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	116	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	174	Through Mechanical Composter (OWC)
		Hazardous waste:	-	-
		Biomedical waste	-	-
29.	Solid Waste Management during Operation Phase	E-Waste	1.5	Handed over to Authorized Dismantler/ Recycler
		STP Sludge (dry)	18	To be used as manure for gardening purpose
		Total RG area (m ²):		Nil
		Existing trees on plot:		Nil
30.	Green Belt Development	Number of trees to be planted:	On site: 50	
		Number of trees to be cut:	Nil	
		Number of trees to be transplanted:	0 Nos.	

	Source of power supply:	MSEDCL																																																				
	During Construction Phase (Demand Load):	75 KVA.																																																				
	During Operation phase (Connected Load):	1929 KVA.																																																				
	During Operation phase (Demand load):	945 KVA.																																																				
31.	Power requirement :	1 X 630 + 1 X 315 KVA.																																																				
	Transformers:	600 KVA																																																				
	DGs Set:	HSD																																																				
	Fuel used:																																																					
32.	Details of Energy saving	<ul style="list-style-type: none"> ▪ Energy efficient lighting using LED lamps ▪ Use of high energy efficient pumps for fire-fighting, UG tanks and STP ▪ LED lights are proposed for common areas such as open spaces, pathways RG etc. ▪ Provision of Solar Panel-5% of demand load ▪ Total % of savings due to renewable energy: 9.27 % <p>Total savings: 27.04 %</p>																																																				
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	2-Wheeler	112	427	As per Standard
	Bicycles			
36.	Details of Court cases/litigations w.r.t. the project and project location if any.			NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 267th (Day-1) meeting held on 17th October, 2023, 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 copy of IOD.
2. PP to submit details of energy saving calculations and try to ensure renewable energy saving is increased.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

5. PP submitted that, as their plot area is less than 4000 m², as per the provisions of UDPCR, RG is not applicable to their project. Local planning authority to ensure the validity of the same.
6. 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.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. 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.
9. SEIAA after deliberation decided to grant EC for FSI- 23,970.08 m², Non FSI- 22,237.35 m², total BUA- 46207.43 m². (Plan approval No- PMC/2970/03/10/2023, dated-03.10.2023)

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 Environment (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 give 100 % 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, 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.

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

Validity unknown

Digitally signed by Sir Davin C.

Darade, I.A.S.

Designation: Member Secretary

Date and Time: 12/11/2023 12:54:31 PM

