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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/258310/2022 Environment & Climate Change Department Room No. 217, 2nd Floor, Mantralaya, Mumbai- 400032.

То

M/s. Bhakti Constructions, S. No. 38 -2+3, Village: Undri, Taluka: Haveli, District: Pune.

> Subject : Environmental Clearance for Expansion of Proposed Residential Project 38 Park Majestique at S. No. 38 -2+3, Village: Undri, Taluka: Haveli, District: Pune by M/s. Bhakti Constructions

Reference : Application no. SIA/MH/MIS/258310/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 142nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 248th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

1	Proposal Number	SIA/MH/MIS/25831	10/2022
2	Name of	Expansion of Resid	ential project - 38 PARK at S. No. 38-2+3, Village:
	Project	Undri, Taluka: Ha Constructions	veli, District: Pune, Maharashtra by M/s. Bhakti
3	Project category	8 (a), B2	
4	Type of Institution	Private	
5	Project	Name	M/s. Bhakti Constructions
	Proponent	Regd. Office	Majestique City view, 9th floor, opp. Apsara Talkies,
		address	Near 7 Love Chowk, Gultekdi, Pune
		Contact number	020-26442750
		e-mail	ecbhakticonstructions@gmail.com
6	Consultant	Sneha Hi-Tech Prod	ucts
		NABET Accredited	
		Certificate No. NA	ABET/EIA/1619/IA0028 dated 13.07.2017 valid till
		06.06.2022	
7	Applied for	Expansion	
8	Details of previous EC	EC vide letter no. SI	EAC-III/CR-209/TC-3 on 10.12.2015
9	Location of	S. No. 38-2+3, Villa	ge: Undri, Taluka: Haveli, District: Pune
	the project		-
10	Latitude and	Latitude: 18°26'46.	89"N, Longitude: 73°55'7.60"E
L	Longitude		

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

11		lot 20,600							
	Area (m2)			<u></u>			·		
12	Deductions (m2)	6,989.70							
13	Net Plot and (m2)	rea 13,610.30							
14	Proposed F area (m2)	SI 39,318.99							
15	Proposed	14,734.31	in a star and a star and a star and a star a st Star a star a	· · · · · ·					
	non-FSI an		Santa Santa						
	(m2)	regission de la company							
16	Proposed	54,053.30	Nel Contra						
	TBUA (m2								
17	TBUA (n	- M			ide letter no CC	received vide	letter no.		
	approved b			and same and the set of the set					
	Planning Authority	Amended	approv	ai is in pro	JCC88.				
	date	un				renthi i su na			
18	Ground	3,271.07 sq	. m (24	.03 %)					
	coverage								
	(m2) & %								
19	Total Proj	ect Rs. 98 Cr.							
	Cost (Rs.)		<u>an an a</u>	1 00 65%			21		
20	CER as j								
	MoEF & (그런 말을 하는 것 같아요. 이 것 같아요.							
	circular dat	AG2 2. 1							
21	01/05/2018 Det ails of Building Configuration: Reason								
					king = Pk, Podium	n = Po, Stilt	for		
					G, Basement = B, S		Modific		
				2 2 A A A A			ation		
							/Change		
	Previous	Proposed Conf	iguratio	n 					
	EC /	[11] 전 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
				and the second	영영은 가격 말했다.				
1	Existing								
ar an	Building			D :14:		Unichi (m)			
	Building Building	Configuration	Heig	Building	Configuration	Height (m)			
	Building	Configuration	ht	Building name	Configuration	Height (m)			
	Building Building name		ht (m)	name			No		
	Building Building name Bldg B,	Configuration 2P + 13 floors	ht	しょみ 取り込み かと不つ	Configuration 2P + 13 floors	Height (m) 39.9	No Change		
₩	Building Building name Bldg B, C & F		ht (m)	name Bldg B, C & F			No Change Change		
	Building Building name Bldg B, C & F	2P+13 floors	ht (m) 39.9	name Bldg B,	2P+13 floors	39.9	Change Change in		
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23	Building Building name Bldg B, C & F Bldg D & E Club House Total	2P + 13 floors 2P + 13 floors G+1 floor Residential flat	ht (m) 39.9 39.9 7.9 ts: 508 t	name Bldg B, C & F Bldg D & E Club House	2P + 13 floors 2P + 14 floors	39.9 42.75	Change Change in planning No		
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23	Building Building name Bldg B, C & F Bldg D & E Club House Total number of	2P + 13 floors 2P + 13 floors G+1 floor Residential flat	ht (m) 39.9 39.9 7.9 ts: 508 n os.	name Bldg B, C & F Bldg D & E Club House	2P + 13 floors 2P + 14 floors	39.9 42.75	Change Change in planning No Change		

	Budget	Fresh Water239 KLD			Fresh Water 239			
		Recycled (Flushing) 119 I		119 KLD	Recycled	KLD 119		
					(Flushing)	KLD		
		Recycled (Gardening) 16KL		16KLD	Recycled (Gardening)	0 KLD		
		Swimming Pool 10 KL			Swimming Pool	10 KL		
		Total		374 KLD	Total	358 KLD		
		Waste water generation		322 KLD	Waste water generation	322 KLD		
25	Water Storage	Tank	Capacit	y (cum)		THE		
	Capacity	Raw water tank	184					
	Firefighti ng / UGT	Drinking water tank 61.3						
	(m3)	Fire tank	Fire tank 125 & 125					
		Treated water tank	127					
26	Source of water	PMC/treated water						
27	Rainwate	Level of the Ground water ta	able:	· · · · · · · · · · · · · · · · · · ·	Pre monsoon:	9–10 m		
	r		BGL					
	Harvestin		Post monsoon: 4-5 m					
	g (RWH)		BGL					
		Size and no of RWH tank(s)	1 No. of 26 cum					
		Quantity and size of recharg	14 nos. 2*2*1 m					
		Details of UGT tanks if any:						
28	Sew age	Sewage generation in CMD:	322 KLD					
	and	STP technology:	MBBR					
	Wastewat	Capacity of STP (CMD):						
	er	Capacity of STP (CIVID):			360 KLD			
29	Solid Type Waste		Qu	antity (kg/d)	Treatment disposal	:/		
	Managem	Dry waste:		8.75				
	ent	Wet waste:		3.75				
	during	Total waste		12.5	12.5 Utilized on site			
	Construct				maximum extent.			
	ion Phase				Rest handed ove			
					to local bo	ody		
30	Solid Waste	Туре		antity (kg/d)	Treatment / disposal			
	Managem	Dry waste:	530) kg/day	Handed o	ver to		
	ent			<u> </u>	Authorize			
	during				Agency			
	Omenation	Wet waste: 795 kg/day			Treated in OWC			
	Operation Phase	wel waste.	19.	s kg/uay	i i i cateu in	UWC		

Mask, Gloves, Face shields etc. (required for Pandemic situation) segregated a designated place shall be given to auborized vendo for management. E-Waste 3.63 kg/day shall be given to authorized vendo for management. STP Sludge (dry) 22 kg/day Used as manure for gardening & disposal purpose. STP Sludge (dry) 22 kg/day Used as manure for gardening Belt Develop ment Total RG area (m2): 1601.2 Number of trees to be planted: 215 nos. Number of trees to be cut: 0 nos. During Operation phase (Demand Load): 116.25 KW During Operation phase (Demand Load): 1133.76 kW During Operation phase (Demand Load): 1133.76 kW During Operation phase (Demand Load): 1133.76 kW Daring Operation phase (Demand Load): 1133.76 kW Daring Operation phase (Demand Load): 1133.76 kW Daring Operation phase (Demand Load): 1133.76 kW Total energy savings: 34.26 % of Energy saving: Site Barricading, Personal Protective Equipment, Site Sanitation. Mobile toilets & Dehris Manageme					<u> </u>	···· <u></u>		
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for Pandemic near OWC and shall be given to all be given to all be given to all be given to all be given to autorized vendo for management. E-Waste 3.63 kg/day Shall be handed over to Authorized recycler for further handling & disposal purpose. 31 Green Belf Develop ment Total RG area (m2): 1601.2 Belf Develop ment Total RG area (m2): 1601.2 Number of trees to be planted: 215 nos. Number of trees to be planted: 0 nos. Number of trees to be planted: 0 nos. Number of trees to be transplanted: 0 nos. Number of trees to be transplanted: 0 nos. During Operation phase (Demand Load): 1162.5 KW During Operation phase (Demand Load): 1133.76 kW Transformer: 2 nos. of 630 kVA & 1 x 315 kVA 33 Det ails of Energy saving: Total energy savings: 34.26 % 34 Environm ent Site Barricading, Personal ental 0.78 Site Sanitation, Mobile toilets & Debris Management 9 O&M Water for Dust Suppression 0.14 Site Sanitation, Disinfection & Safety 35 Environm ental O&M Site Sanitation, Disinfection & Safety 0.02 Health Check up 0.72 Environment Management Cell 0.72 Environment Management Cell 0.72 Environment Management Cell 0.72 Barton <td></td> <td></td> <td></td> <td></td>								
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		ent plan		its maintenance		51.00		

	Budget during Operation	RWH & Storm water	Recharging existing ground water table, SWD -	13.52	1.6
	phase		Connection to external line	15.52	1.0
		Solid Waste	Collection Segregation and management of MSW	18.5	5.14
		Hazardous waste	NA	-	-
		E-waste	Collection Segregation and hand over to authorized vendors	Included in waste	Solid
	**	Green belt development	Plantation of new trees and maintenance of existing trees	37.17	2.83
		Energy saving	Energy saving measures	65.00	6.00
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure		4.00
		Disaster Management	Emergency preparedness plan to develop and implement on site	97.45	25
		Total		292.72	59.37
36	Traffic Managem ent	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	260	260	30
		2-Wheeler	1012	1012	-
		Bicycles	429	429	-
37	Details of Court cases/litig ations w.r.t. the project	No			
	and project location if any.			н 	

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide letter dated 10.12.2015 in the name of M/s. Bhakti Constructions for total plot area of 20,600 sq.m & total construction area of 49,919.75 sq.m (FSI area: 24,096.15 sq.m, Non FSI area:

25,823.60 sq.m). Proposal has been considered by SEIAA in its 248th (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. <u>SEAC Conditions-</u>

- 1. PP to submit Certified Compliance report from regional office MoEF & CC Nagpur.
- 2. It is noted that, the MoD NoC is awaited, PP to get it till that the construction to be restricted to permissible limits prescribed in CCZM. PP to submit the undertaking regarding the same.
- 3. PP to shuffle the entry-exit location considering the traffic movement.
- 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. 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.
- 2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
- 3. 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.
- SEIAA after deliberation decided to grant EC for -FSI-29170.48 m2, Non-FSI-13848.04 m2, Total BUA- 43827.79 m2. (Plan approval No.Zone-1/2596, Dated -26.07.2022).

General Conditions:

a) <u>Construction Phase :-</u>

- 1. 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.

Manisha Patankan (Member Secretar

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.