

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department, Room No. 217, 2nd floor, Mantralaya, Annexe, Mumbai- 400 032. Date:October 8, 2021

Τо,

Mr. Samit Ganla, of M/s. Anishka Developers Pvt. Ltd. at Survey No. 25/2/2A Kondhwa Bk. Tal. Haveli Dist. Pune

Subject: Environment Clearance for "Capricorn Green Park"

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 98th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 226 Day-1th meetings.

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

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

1.Name of Project	"Capricorn Green Park"
2.Type of institution	Private
3.Name of Project Proponent	Mr. Samit Ganla, of M/s. Anishka Developers Pvt. Ltd.
4.Name of Consultant	Enviro Analysts & Engineers Pvt. Ltd.
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental clearance obtained vide letter dated SEAC-2212/CR488/TC-2 dated December 04, 2014
8.Location of the project	Survey No. 25/2/2A Kondhwa Bk. Tal. Haveli Dist. Pune
9.Taluka	Haveli
10.Village	Kondhawa Bk.
Correspondence Name:	Mr. Samit Ganla
Room Number:	192
Floor:	1st Floor
Building Name:	
Road/Street Name:	Dhole Patil Road
Locality:	Pune
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation
	CC 3129/18 dated 07/01/19
12.IOD/IOA/Concession/Plan Approval Number	IOD/IOA/Concession/Plan Approval Number: CC 3129/18 dated 07/01/19
	Approved Built-up Area: 28133.34

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13.Note on the initiated work (If applicable)	Construction initiated on site as per the EC mentioned in Sr. No. 7 above
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	NA
15.Total Plot Area (sq. m.)	14200 m2
16.Deductions	2589.49 m2
17.Net Plot area	11610.51 m2
	FSI area (sq. m.): 20,630.04 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	Non FSI area (sq. m.): 15142.45 m2
	Total BUA area (sq. m.): 35772.49
	Approved FSI area (sq. m.): 14948.70 m2
18 (b).Approved Built up area as per DCR	Approved Non FSI area (sq. m.): 13184.64 m2
	Date of Approval: 07-01-2019
19.Total ground coverage (m2)	4315.41 m2
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	37% त्ववधिक
21.Estimated cost of the project	988300000



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			22.P	roduct	ion Details				
Serial Number	Pro	oduct Existing ((MT/M)	Proposed (MT/M)	Total (MT/M)			
1	Not ap	plicable	Not app	plicable	Not applicable	Not applicable			
		2	3.Tota	l Wate	r Requiremen	ıt			
		Source of		PMC	1				
Dry season:		Fresh water (CMD):		86					
		Recycled water - Flushing (CMD):		43					
			Recycled water - Gardening (CMD):		MAL				
		Swimming pool make up (Cum):		10	fefe				
		Total Water Requirement (CMD) :		146					
		tank(CMD):		200 m3					
		Fire fightin Overhead v tank(CMD)	water	Tower 1, Tower 2, Tower 3, Tower 4 = 20 m3 each Tower 5= 10 m3					
	Excess treat			54 m3/day	r F	这			
		Source of	water	PMC	B R	R			
		Fresh wate		86					
		Recycled w Flushing (43	24	<u>P</u>			
		Recycled w Gardening		00					
		Swimming make up ((10-WHW					
Wet seasor	1:	Total Wate Requireme :	ent (CMD)	139	mont	of			
		Fire fightin Undergrou tank(CMD)	nd water	200 m3					
		Fire fightin Overhead y tank(CMD)	water	Tower 1, Tower 2, Tower 3, Tower 4 = 20 m3 each Tower 5= 10 m3					
		Excess trea	ated water	61 m3/day					
Details of S pool (If any		Kids Pool :3 Main Pool: 3		50 m					

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		24	.Detail	s of Tota	l water co	nsume	d			
Particula rs	Consumption (CMD)				Loss (CMD)		Effluent (CMD)			
Water Require ment	Existing	Proposed	Total	Existing	Proposed	Total	Existing Proposed		Total	
Fresh water requireme nt	0	86	86	0	12	12	0	74	74	
Domestic	0	43	43	0	2	2	0	41	41	
Gardening	0	7	7	0	7	7	0	0	0	
Domestic	0	10	10	10)7	RI An	1	0	0	0	
			J.			72			-	
		Level of the water table:	Ground	Season - 9.0	ason – 18.67 m 00 m. to 12.00 20.17 m. BGL.	BGL. (10.	50 M. Averag			
		Size and no o tank(s) and Quantity:	E .	NA		9127	B			
		Location of t tank(s):	he RWH	NA						
25.Rain Water Harvesting (RWH) Size of recharge			echarge	8 Nos.						
		arge pits	a) 2.00 m. X 2.00 m. X 2.00 m. Depth (For roof top) & b)1.75 m. X 1.75 m. X 1.50 m. (For surface run off) with 55 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pitsof 0.9 m. Dia. 1.0 m. Depth.							
		Budgetary al (Capital cost		Rs.10.00 Lakhs						
		Budgetary al (O & M cost)		KS. 0.00 ldkiis /annum						
		Details of UC if any :	GT tanks	 Domestic UG tank Capacity: 183 m3 Flushing water tank: 77 m3 Raw Water Tank :30 m3 						
			_							
Natural water drainage pattern:				Slope from East to West						
26.Storm drainage	water	Quantity of s water:	torm							
		Size of SWD:	a h	External :300 mm Internal :- 200 mm						
		Sewage gene in KLD:	eration	115						
		STP technolo	ogy:	CAMUS SB	Г Technology					
27.Sewa	hre an	Capacity of S (CMD):	STP	1 no. of STP	- Capacity of S	STP (CMD): 125			
Waste w	0	Location & a the STP:	rea of	On ground,	Total Area is 1	33.38 m2				
		Budgetary al (Capital cost		Rs. 52.65 La	akhs					
		Budgetary al	location	Rs. 2.90 Lakhs/annum						

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28.Solid waste Management						
Waste generation in	Waste generation:	36 kg/day and Excavation Quantity -26287 m3 Reused for Filling and remaining send outside through Authorized vendor				
the Pre Construction and Construction phase:	Disposal of the construction waste debris:	The maximum construction waste will be used within the site for leveling purpose and base course preparation of internal approach roads.				
	Dry waste:	192 kg/day				
	Wet waste:	288 kg/day				
Wasta gaparation	Hazardous waste:	JA				
Waste generation in the operation Phase:	Biomedical waste (If applicable):	NA				
	STP Sludge (Dry sludge):	6 kg/day				
	Others if any:	E-waste: 481 kg/year				
	Dry waste:	Handed over to authorized vendor for further handling & disposal purpose				
	Wet waste:	Wet waste will be treated in onsite organic waste converter machine.				
	Hazardous waste:	NA O				
Mode of Disposal of waste:	Biomedical waste (If applicable):	NA OS				
	STP Sludge (Dry sludge):	Will be used as manure				
	Others if any:	E waste Handed over to authorized recyclers for further handling $\&$ disposal purpose				
	Location(s):	On ground				
Area requirement:	Area for the storage of waste & other material:	25 m2				
	Area for machinery:	Total area- 5 m2				
Budgetary allocation	Capital cost:	Rs. 6.00 Lakhs				
(Capital cost and O&M cost):	O & M cost:	Rs. 2.00 Lakhs/annum				

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29.Effluent Charecterestics								
Serial Number	Parameters	Unit	UnitInlet Effluent CharecteresticsOutlet Effluent CharecteresticsEffluent discha standards (MPC)					
1	NA	NA	NA	NA	NA			
Amount of effluent generation NA								
Capacity of	Capacity of the ETP: NA							
Amount of treated effluent NA								
Amount of v	water send to the CETP:	NA						
Membershi	Membership of CETP (if require): NA							
Note on ET	P technology to be used	NA 🔨	ATT MALL THE	\sim				
Disposal of	the ETP sludge	NA		$\left(\right) $				



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			30.H a	zardous	Waste D	etails				
Serial Number	Desci	Description Cat UOM Existing Proposed Total Method				Method of Disposal				
1	ľ	ΝA	NA	NA	NA	NA	NA	L I	NA	
			31.St	tacks em	ission D	etails				
Serial Number	Soction & unite				Stack No diamo			eter	Temp. of Exhaust Gases	
1	DG 125 k	va – 2 Nos.	it/hr	2 Nos.	4.5 m	0.03	3	450 oC		
			32.De	tails of l	Fuel to be	e used				
Serial Number Type of Fuel				Existing	MULT	Proposed			Total	
1		Diesel	<5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	NA	112100	Diesel	7		Diesel	
33.Source o		2	7 64	Dealer	رى م	<u> V. V</u>	之			
34.Mode of	Transporta	tion of fuel to	site By Ro	bad	6	.6.	1			
		\rightarrow	Æ			3	\mathbf{Q}	7		
		A		35.E	nergy	1 3	E	_		
		Source of j supply :	power	MSEDCL.	月月 月	9	C	3		
	H I I k		During Construction 100 kW Load) 100 kW							
			DG set as Power back-up during construction phase							
		During Op phase (Cor load):		1920.59 kV	र मुझ	OHW	7			
_	Power requirement: During Operation phase (Demand load):			899.33 kW						
		Transform	er:	630 kVA - 2	2 nos.					
		DG set as l back-up du operation p	iring	125 kVA- 2 nos.						
		Fuel used:	Fuel Requirement FOR -125 kVA 2 Nos Fuel Requirement 50 lit /hr						quirement :50 lit./hr @	
	Details of high tension line passing through the plot if any:				NA					
		Energ	gy saving	g by non	-convent	ional me	thod:			
	lights instea fts ted Equipm efficient pu 1el									

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36.Detail calculations & % of saving:								
Serial Number	E	nergy Cons	ervation Measures		Saving %			
1	Com	mon Area Li	ghting using LED Lights			60 %		
2	Park	ting Area Lig	hting using LED Lights			60 %		
3	External	Area Lightin	g using LED Lights & Tir	ner		60 %		
4		Building	Solar PV System			1.2%		
5		Energy sa	aving using VFD	20 %				
6		Sola	r Hot Water	8.4 %				
7	Total		ig by using energy saving easures-	Y	F	20 %		
		37	.Details of pollut	ion o	control Syste	ms		
Source	Ex	isting pollu	ition control system	tèf	Pro	posed to be installed		
Waste water	STP 125 m3/day capacity				STP 125 m3/day capacity			
Solid waste		5		Proposed 1 No. ORGANIC WASTE CONVERTER				
Budgetary		Capital co	st: Rs. 23.00 L	akhs	4 3	E		
	ital cost and & Image: Cost and & &M cost): O & M cost: Rs. 2.00 Lakh				ths/annum			
38	38.Environmental Management plan Budgetary Allocation							
a) Construction phase (with Break-up):								
Serial Number	Number Attributes Parameter Total Cost per annum (Rs. In Lacs)							
1	Air Environment Erosion control - dust barricading , Monitoring and Testing 0.60							
2	Water En	vironment	Monitoring and Testing, Tanker for construction work, Water Testing, Drinking water for construction labours		ent	1.72		
3	Land Env	vironment	Labour toilets & sanitation		1.1	0.60		
4		ogical onment	Top Soil Preservation	2	Sht	0.18		
5		Socio-economic environmentDisinfection- Pest Control, First Aid Facilities, Health Check Up.3.00				3.00		
6	Safety	Fraining	PPE and training			1.70		
7	-	onment Jement	Environment Management			1.00		
		b) Operation Phas	e (w	ith Break-up):		
Serial Number	Comp	onent	Description	Cap	ital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)		

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1		e Treatment Plant	STP -SBT Technolog	ју	52.65		2.90	
2	Solid Waste Management		OWC		6.00		2.00	
3	Landscaping		Development and Maintenance		32.00		7.50	
4	Rain Wate	er Harvesting	Recharge Pits		10.00		0.80	
5	Energy Saving		Energy saving measures		23.00 2.00			
6	Swimi	ming Pool	Swimming Pool		38.00		1.37	
7	Lighteni	ing Arrestor	Lightening Arrestor Nos.	2-	6.00		0.12	
8		onmental nitoring	Environmental Monitoring)JHU	Jun 1	_	17.08	
39.5	Storag	e of che	micals (infla	amabl stance		osive/haz	zardou	s/toxic
Descri	iption	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
N	A	NA	NA	NA	NA	NA	NA	NA
		4	40.Any Oth	ner Info	rmation	KQ		
No Informa	ation Availa	ble	- 67- E		~ ~	A		
		Z	A Tran		1974	$\langle \rangle$		

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CRZ/ RRZ clearance obtain, if any:	NA
Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA
Category as per schedule of EIA Notification sheet	8(a) B2 Building & Construction Project
Court cases pending if any	NA
Other Relevant Informations	NAUTROTAN
Have you previously submitted Application online on MOEF Website.	No a a a a a a a a a a a a a a a a a a a
Date of online submission	

3. The proposal has been considered by SEIAA in its 226 Day-1th meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

. 4

Specific Conditions:

-	
Ι	PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as allow effective fire tender movement.
II	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
III	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.
IV	SEIAA after deliberation decided to grant EC for - FSI- 22130.31.m2, Non-FSI- 13483.55 m2, Total BUA- 35613.86 m2. (CC/0414/21, dated 31.05.2021)

General Conditions:

Government of Maharashtra

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a) Construction Phase > 1. The solid waste generated should be properly collected and segregated. DryInert solid waste should be disposed of to the approved sites for land filing after recovering recyclule material. I. Deposed in mack. Construction possible, including the imminus material during construction phase should precations for general safety and health aspects of people, only in the approved sites with the approval of general safety and health aspects of people, only in the approved sites with the approval of magented authority. III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with accessary approvals of the Maharashtra Pollution Control Board. IV. Adequate drinking water and saining the clinic should be provided for construction wastes water and storm monotored regularity in consultation with Ground Water Autohyt. VII. Therrisions to draw ground water for construction of passement if any shall be obtained from the competent Authority prior to construction of passement if any shall be obtained from the competent Authority prior to construction of passement if any shall be obtained from the competent Authority prior to construction of passement if any shall be obtained from the competent Authority prior to construction of passement if any shall be obtained from the competent Authority prior to construction approximation of the provide across protocold and improved. XII. Solid and construction additional to the avoid of the oral in protocold and improved. XII. Solid and construction passes will be total to ascertain that there is no threat to ground water assign addition of the avoid water samples will be acted to ascertain that there is no threat to ground water assign addition of the avoid water assign addition of the avoid and the conditions method of the origin distance. MII, Soli and Construction and Preservation of Trees Act, 1975 as anneeded during the validity of Environment Clearance. W. The disses (generator sets to be used dur		F
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 OPCB 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	3	

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Page 12 of Manisha Patankar Mhaiskar (Member 13 Secretary SEIAA) 4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

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

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

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Copy to:

- 1. SECRETARY MOEF & CC
- **2.** IA- DIVISION MOEF & CC
- 3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
- 4. REGIONAL OFFICE MOEF & CC NAGPUR
- 5. MUNICIPAL COMMISSIONER PUNE
- 6. MUNICIPAL COMMISSIONER SATARA
- 7. REGIONAL OFFICE MPCB PUNE
- 8. REGIONAL OFFICE MIDC PUNE

9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

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