STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date:October 5, 2021

To,
Mr.Vishal Suresh Pawar
at S.No.40, H.No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE

Subject: Environment Clearance for Proposed Residential Project

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 100th 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 Category B as per EIA Notification 2006.

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

1.Name of Project	Sai Dwarika - Phase I and II
2.Type of institution	Private
3.Name of Project Proponent	Mr.Vishal Suresh Pawar
4.Name of Consultant	Mr. Rajesh Srivastava - Pollution and Ecology Control Services (PECS)
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	New
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	S.No.40, H.No. 1/3/2 + 1/4 + 1/5, YEWALEWADI, PUNE
9.Taluka	Haveli
10.Village	Yewalewadi
Correspondence Name:	Mr.Vishal Suresh Pawar
Room Number:	B-3
Floor:	-
Building Name:	KPCT Mall
Road/Street Name:	Fatimanagar
Locality:	Adjacent to Vishal Mega Mart
City:	Pune - 411013
11.Whether in Corporation / Municipal / other area	PMC
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan
	IOD/IOA/Concession/Plan Approval Number: CC/3294/17
	Approved Built-up Area: 19469.98

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13.Note on the initiated work (If applicable)	Work initiated and construction of Total BUA 19429.71 sqm completed as per Sanction Plan vide no. CC/3294/17 dated 09/03/2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	N.A.
15.Total Plot Area (sq. m.)	10000
16.Deductions	1524.08
17.Net Plot area	8475.92
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 13400.62
	Non FSI area (sq. m.): 9242.32
	Total BUA area (sq. m.): 22642.94
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 10814.65
	Approved Non FSI area (sq. m.): 8655.33
	Date of Approval: 09-03-2018
19.Total ground coverage (m2)	1328.97
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	16%
21.Estimated cost of the project	334970715

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22.Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

23.Total Water Requirement

Dry season:	**Source of water**	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	6
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	177.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	81.52
Wet season:	**Source of water**	PMC
	Fresh water (CMD):	109.8
	Recycled water - Flushing (CMD):	54.9
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	7
	Total Water Requirement (CMD) :	171.7
	Fire fighting - Underground water tank(CMD):	As per NOC
	Fire fighting - Overhead water tank(CMD):	20 cum per building
	Excess treated water	82.30
Details of Swimming pool (If any)	Dimensions: 12.2m X 9.14m X 1.22m	

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24.Details of Total water consumed

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
Water Requirement	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

25.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	10m BGL
	Size and no of RWH tank(s) and Quantity:	N.A.
	Location of the RWH tank(s):	N.A.
	Quantity of recharge pits:	4 Nos.
	Size of recharge pits :	2m X 1.5m X 2m
	Budgetary allocation (Capital cost) :	Rs. 250000
	Budgetary allocation (O & M cost) :	Rs. 20000 per annum
	Details of UGT tanks if any :	Domestic = 120 cum Drinking = 25 cum Fire = As per NOC
26.Storm water drainage	**Natural water drainage pattern:**	South to North
	Quantity of storm water:	320cum/day
	Size of SWD:	450mm - 600mm
27.Sewage and Waste water	**Sewage generation in KLD:**	142.42 KLD
	STP technology:	MBBR
	Capacity of STP (CMD):	STP Capacity = 150 KLD ; 1 Nos.
	Location & area of the STP:	Shown on Plan
	Budgetary allocation (Capital cost):	Rs. 2350000
	Budgetary allocation (O & M cost):	Rs. 250000 per annum

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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	5 kg/day
	Disposal of the construction waste debris:	Through authorised agency
Waste generation in the operation Phase:	**Dry waste:**	244 kg/day
	Wet waste:	379.46 kg/day
	Hazardous waste:	Negligible
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	13.46 kg/day
	Others if any:	E Waste = 1.7 kg/day
Mode of Disposal of waste:	**Dry waste:**	Handed over to Authorized Agency
	Wet waste:	In-situ Composting
	Hazardous waste:	N.A.
	Biomedical waste (If applicable):	N.A.
	STP Sludge (Dry sludge):	In-situ Composting
	Others if any:	E Waste Handed over to Authorized Dismantler/Recycler
Area requirement:	**Location(s):**	Shown on Plan
	Area for the storage of waste & other material:	60 sqm
	Area for machinery:	Considered in Above Area
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 1500000
	O & M cost:	Rs. 150000 per annum

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29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Amount of effluent generation (CMD):	Not applicable
Capacity of the ETP:	Not applicable
Amount of treated effluent recycled :	Not applicable
Amount of water send to the CETP:	Not applicable
Membership of CETP (if require):	Not applicable
Note on ETP technology to be used	Not applicable
Disposal of the ETP sludge	Not applicable

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30.Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

31.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

32.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total
1	Not applicable	Not applicable	Not applicable	Not applicable
33.Source of Fuel		Not applicable		
34.Mode of Transportation of fuel to site		Not applicable		

35.Energy

Power requirement:	**Source of power supply :**	MSEDCL
	During Construction Phase: (Demand Load)	53 KW
	DG set as Power back-up during construction phase	62.5 kVA
	During Operation phase (Connected load):	1129 KW
	During Operation phase (Demand load):	473 KW
	Transformer:	630 kVA X 1 Nos.
	DG set as Power back-up during operation phase:	125 kVA X 1 Nos.
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	N.A.

Energy saving by non-conventional method:

1. Most of the common area & external lighting are proposed to work on high energy efficient lamps(LED) as specified in bureau of energy efficiency which again results in saving in general consumption
2. Low loss Transformers due to which 6.22% losses are saved against conventional transformer.
3. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project.
4. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed

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36.Detail calculations & % of saving:

Serial Number	Energy Conservation Measures	Saving %
1	Percentage Energy Saving	15%

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	Rs. 3575000
	O & M cost:	Rs. 41500 per annum

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Water for Construction & labour	Water Requirement	3
2	Site Sanitation & Safety	Health & Safety	1
3	Environmental Monitoring	Pollution Control & Monitoring	3
4	Disinfection	Health & Safety	0.5
5	Health Check-Up	Health & Safety	0.5

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Rain Water Harvesting	RWH Pits	2.5	0.2
2	Sewage Treatment Plant	Waste Water Management	23.5	2.5
3	Organic Waste Composting	Solid Waste Management	15	1.5
4	Tree Plantation	Landscape Development	17.75	1.78
5	Energy Saving	Energy Conservation	35.75	0.42
6	Environmental Monitoring	Pollution Control	0	3

39.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)

Description	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
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

40.Any Other Information

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No Information Available

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	CRZ/ RRZ clearance obtain, if any:	N.A.
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	N.A.
	Category as per schedule of EIA Notification sheet	Category B
	Court cases pending if any	N.A.
	Other Relevant Informations	N.A.
	Have you previously submitted Application online on MOEF Website.	No
	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:

Specific Conditions:

I	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.
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	This EC is subject to final order of Hon. NGT in O.A. 20/2020.

General Conditions:

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I	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 http://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.

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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.

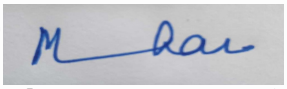
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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.



Manisha Patankar Mhaiskar (Member Secretary SEIAA)

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

10. COLLECTOR OFFICE PUNE

11. COLLECTOR OFFICE SATARA

12. COLLECTOR OFFICE SOLAPUR

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