STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

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

To,
Shree Balaji Realty
at S. No. 36 (P) and 28 (P)

Subject: Environment Clearance for Expansion in residential cum commercial 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 107th 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) as per EIA Notification 2006.

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

1.Name of Project	Ganga Florentina
2.Type of institution	Private
3.Name of Project Proponent	Shree Balaji Realty
4.Name of Consultant	Pollution and Ecology Control Services
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion in existing project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Yes, previous EC vide no. SEAC 2012/CR 109/TC-2 dated 5th Feb 2015
8.Location of the project	S. No. 36 (P) and 28 (P)
9.Taluka	Haveli
10.Village	Mohammadwadi
Correspondence Name:	Mr. Annuj Goel
Room Number:	0
Floor:	Ground floor
Building Name:	San Mahu Complex
Road/Street Name:	Poona Club Road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation
12.IOD/IOA/Concession/Plan Approval Number	In process
	IOD/IOA/Concession/Plan Approval Number: Not applicable
	Approved Built-up Area:
13.Note on the initiated work (If applicable)	Construction done 25944.90 sqm as per previous EC and sanction number vide XXX dated XXX

Government of Maharashtra

14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not applicable
15.Total Plot Area (sq. m.)	54484.06
16.Deductions	9422.31
17.Net Plot area	42976.29
18 (a).Proposed Built-up Area (FSI & Non-FSI)	**FSI area (sq. m.):** 96409.03
	Non FSI area (sq. m.): 50190.97
	Total BUA area (sq. m.): 146600
18 (b).Approved Built up area as per DCR	**Approved FSI area (sq. m.):** 30342.67
	Approved Non FSI area (sq. m.): 5057.11
	Date of Approval: 05-02-2019
19.Total ground coverage (m2)	18700
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	43.51
21.Estimated cost of the project	1981081000

Government of Maharashtra

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):	395
	Recycled water - Flushing (CMD):	201
	Recycled water - Gardening (CMD):	96
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	604
	Fire fighting - Underground water tank(CMD):	500
	Fire fighting - Overhead water tank(CMD):	25
	Excess treated water	260
Wet season:	Source of water	PMC
	Fresh water (CMD):	395
	Recycled water - Flushing (CMD):	201
	Recycled water - Gardening (CMD):	0
	Swimming pool make up (Cum):	0
	Total Water Requirement (CMD) :	593
	Fire fighting - Underground water tank(CMD):	500
	Fire fighting - Overhead water tank(CMD):	25
	Excess treated water	357
Details of Swimming pool (If any)	Not applicable	

Government of Maharashtra

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	83	312	395	8	31	39	75	281	356

25.Rain Water Harvesting (RWH)	**Level of the Ground water table:**	Summer Season – 21.50 m. to 33.75 m. BGL. (27.63 m. Average) Rainy Season – 8.00 m. to 11.50 m. BGL. (9.75 m. Average) Winter Season – 14.75 m. to 22.63 m. BGL. (18.69 m. Average)
	Size and no of RWH tank(s) and Quantity:	NA
	Location of the RWH tank(s):	NA
	Quantity of recharge pits:	16 Nos. with bore + 14 No. Soak pits = Total 30 No
	Size of recharge pits :	a) 16 no. of 2.50 m. X 2.50 m. X 1.75 m. Depth with 40 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Depth. & b) 14 no. of 1.0 m. X 1.0 m. X 1.00 m. Soak Pits
	Budgetary allocation (Capital cost) :	21.50 /- lakhs
	Budgetary allocation (O & M cost) :	0.30 lkahs p.a.
	Details of UGT tanks if any :	Domestic water : 595 KLD Fire tank: 500 KLD
26.Storm water drainage	**Natural water drainage pattern:**	As per contour
	Quantity of storm water:	25,046.32 m3 / Year
	Size of SWD:	250 mm - 600 mm
27.Sewage and Waste water	**Sewage generation in KLD:**	557
	STP technology:	MBBR
	Capacity of STP (CMD):	Existing STP 310 KLD Proposed STP: 275 KLD
	Location & area of the STP:	As per layout Area: 600 sqm
	Budgetary allocation (Capital cost):	146 /- lakhs
	Budgetary allocation (O & M cost):	15 lakhs p.a.

Government of Maharashtra

28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	**Waste generation:**	1 %
	Disposal of the construction waste debris:	Use for filling on same plot
Waste generation in the operation Phase:	**Dry waste:**	898
	Wet waste:	1325
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	30 kg/day
	Others if any:	E waste : 1087 kg/year
Mode of Disposal of waste:	**Dry waste:**	Through authorized vendor
	Wet waste:	mechanical composting unit
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	mechanical composting unit
	Others if any:	E waste- through authorized vendor
Area requirement:	**Location(s):**	As per layout
	Area for the storage of waste & other material:	35 sqm
	Area for machinery:	100 sqm
Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	35 lakhs
	O & M cost:	5 /- lakhs p.a.

Government of Maharashtra

29.Effluent Charecterestics

Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	pH	Not applicable	6.5 -8.5	6.5-7.5	Not applicable
2	BOD	mg/l	200-300	<10	<30
3	COD	mg/l	350-450	<30	not more than 250
4	TSS	mg/l	250	<10	not more than 100
5	TDS	mg/l	---	<1000	Not applicable
6	Oil and grease	mg/l	<50	<5	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

Government of Maharashtra

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)	75 KW
	DG set as Power back-up during construction phase	82.5 KVA
	During Operation phase (Connected load):	5030 KW
	During Operation phase (Demand load):	2415 KW
	Transformer:	4 X 630 KVA and 315 KVA X 1
	DG set as Power back-up during operation phase:	160 KVA X 1 and 320 KVA X 1 and 180 KVA X 1
	Fuel used:	Diesel
	Details of high tension line passing through the plot if any:	NA

Energy saving by non-conventional method:

Auto Timer control for external & Common lighting
Use of CFL / LED lamps in all public/ common areas.
Solar powered water heating .
Electronic V3F Drives for Elevators
Solar PV Panel power for common area lighting.

36.Detail calculations & % of saving:

Government of Maharashtra

Serial Number	Energy Conservation Measures	Saving %
1	Solar PV cell	58050 KWH/Anum
2	Timer Logic Controller	95839 KWH/Anum
3	Electronic V3F drive for Lifts	37576 KWH/Annum
4	Solar Water Heater	1110816 KWH/Annum

37.Details of pollution control Systems

Source	Existing pollution control system	Proposed to be installed
Water pollution	STP	STP
Solid waste	OWC	OWC

Budgetary allocation (Capital cost and O&M cost):	**Capital cost:**	55 lakhs
	O & M cost:	4 lakhs p.a.

38.Environmental Management plan Budgetary Allocation

a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Erosion control	dust suppressionmeasures, barricading and top soilpreservation	7.50
2	Site Sanitation & Safety	Mobile STP and proper storm and drainage lines	25.00
3	Disinfection	Pest control	7.50
4	Health check up	Health camp	12.50
5	Environmental monitoring	Air, water, soil and noise monitoring and analysis	2.00

b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	STP	Installation, construction and operation	146	15
2	Solid Waste Management	Machine and raw material cost , installation and operation	35	5
3	Rain water harvesting	construction of pits, piping , bore well	21	5
4	Rain water harvesting	construction of pits, piping , bore well	21	5
5	Landscape	Plantation , lawn and maintainanace	107	21.50
6	Energy	Energy saving measures	55	4

Government of Maharashtra

7	Environmental monitoring	Air, water, soil and noise monitoring and analysis	0	1.60

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

No Information Available

Government of Maharashtra

	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)
	Court cases pending if any	Yes
	Other Relevant Informations	court case is pending for violation of EIA notification 2006 since 2014. PP started construction of residential building without taking prior Environmental clearance. The construction done was below 20,000 sqm.
	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 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-96409.03 m2, Non-FSI-50190.97 m2, Total BUA-146600.00 m2. (Plan Approval- CC/1610/19 Dated 16/10/2019)

General Conditions:

Government of Maharashtra

I	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.

Government of Maharashtra

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.

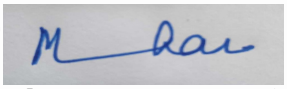
6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

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

Government of Maharashtra