STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/149621/2020 Environment & Climate Change Department Room No. 217, 2nd Floor, Mantralaya, Mumbai- 400032. Date: 30.04.2021.

To
M/s.Venkatesh Landmark
(through Mr.Rahul Kondiba Satav),
Survey No.214/1/1 and 214/1/4 Airport Road,
Behind Symbiosis Law School,
Viman Nagar, Lohegaon,
Tal-Haveli, Dist-Pune

Subject: Environment Clearance for proposed Residential and Commercial Development at Survey No.214/1/1 and 214/1/4 Airport Road, Behind Symbiosis Law School, Viman Nagar, Lohegaon, Tal-Haveli, Dist-Pune

by M/s. Venkatesh Landmark through Mr. Rahul Kondiba Satav

Reference : Application no. SIA/MH/MIS/149621/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 144th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/149621/2020	0				
Name of Project		ercial development, M/s. Venkatesh nul Kondiba Satav and Others				
Project category	8a (B2)	8a (B2)				
Type of Institution	Private					
Project Proponent	Name Venkatesk Satav and Regd. Office Survey N Behind S	No.214/1/1 and 214/1/4 Airport Road, Symbiosis Law School, Viman Nagar,				
	Lonegaon	i, Tal-Haveli, Dist-Pune 411014				
Consultant	NABET Accredited EIA Consultant					
Applied for	New Greenfield Project					
Details of previous EC	NA					
Location of the project	Survey No.214/1/1 and 214/1/4 Airport road, Behind Symbiosis					

		·j	Law	school					
Latitude and	Longitude	e 1	Lati	tude - 18°34'35.01	"N, Longitude	e 73°5	4'46.53'	"E	
Total Plot A		17,427.00							
Deductions (0.38					
Net Plot area	a (m2)			76.62					
<u> </u>				89.11	·				
Proposed no	n-FSI area	· · · · · · · · · · · · · · · · · · ·							
Proposed TE	BUA (m2)								
TBUA (m2)	approved	by 6							
Planning Au	thority till	date I							
Ground cove	erage (m2)	&%	1,32	6.70					
Total Project	Cost (Rs.)) I	Rs. (62.00Cr					
Details of Bu			on:					Reason for	
Previous EC				Proposed Configur	ation			Modification / Change	
Building	Configura		Building		Configuration		Height		
Name	tion	(m)		Name			(m)		
			- 1	WING – F	B1+B2+LP+	UG+8	30.95		
			$\overline{}$	(COMMERCIAL)					
				WING - A	B1+B2+LP+	UG+9	30.90		
				····	TH FLOOR				
			1	WING - B	B1+B2+LP+	UG+9	30.90		
					TH FLOOR				
			Ì	WING - C	B1+B2+LP+	UG+9	30.90	-	
					TH FLOOR				
			ľ	WING - D	B1+B2+LP+	UG+9	30.90		
					TH FLOOR				
				WING - E	B1+B2+LP+	UG+9	30.90		
					TH FLOOR				
<u>-</u>	-	-	- 1		LP+UG+7TF	I ·	24.00		
				(MHADA)	FLOOR				
	<u> </u>				G + 1				
L				No of Tenements					
Total number	r of teneme	ents		No. of shops -54		int			
		- ~		No of offices - 06					
		Dry Seas	son		Wet Season (
·	Fresh Wa	ater	Residential 129 + Commercial 41	ieresh Water	Residei 41	ntial 129	9 + Commercial		
		Recycled	1	Residential 10 +	Recycled	0			
		(Gardeni	ng)	Commercial 3	(Gardening)				
FI To		Swimmi	ng	0	Swimming	0			
		Pool Flushing Resi Com Total 275			Pool				
				Residential 65 + Commercial 27	Flushing	Residei 27	Residential 65 + Commercial 7		
				275	Total 262				
		Waste wa			ntial – 1	194			
		generatio		Commercial - 68	· ·	Commercial – 68			
Water Storag		~			<u> </u>				
for Firefighti		Resident							
UGT		Commer							
I									

	Fire Overhead tank – Residential – 20 MHADA - 25 Commercial – 20					
Source of water	Local Body – Pune Municipal Corporation					
	Level of the water table:	e Ground	Summer Season – 11.50 m. to 15.50 m. BGL. (13.50 M. BGL Average) Rainy Season – 5.50 m. to 8.00 m. BGL. (6.75 M. BGL Average) Winter Season – 8.50 m. to 11.75 m. BGL. (10.13 M. BGL Average)			
	Size and no tank(s) and Q	of RWH uantity:	NA			
Rainwater Harvesting (RWH)	Quantity and size of recharge pits:		Dia. 1.0 m. Deep & 2.25 M. X 2.25 M. X 1.75 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 2 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep.			
	any:		Commercial – 262			
Sewage and Wastewater	CMD: STP technolo	gy: of STP	Residential – 194 Commercial – 68 MBBR Residential – 200 Commercial – 80			
***	·	Quantity (Treatment / disposal		
	Dry waste:	4	(**8, 4)	Collected by Ghantagadi		
Solid Waste	Wet waste:	2.		Collected by Ghantagadi		
Management during Construction Phase	Construction			Debris and excavated material will be reused within site; top soil will be used for landscaping.		
	Туре	Quantity	(kg/d)	Treatment / disposal		
	Dry waste:	532	· · · · · · · · · · · · · · · · · · ·	Handed over to authorized recyclers		
Solid Waste Management during Operation Phase	Wet waste: 669		***	Organic Waste Convertor		
	Hazardous waste:	Negligible	e	Handed over to authorized recyclers		
	Biomedical waste	NA		NA		
	E-Waste	5.6		Handed over to Authorised Vendor		
	STP Sludge 80 Kg/day (dry)			Will be used as manure		
Green Belt	Total RG area	ı (m²):		Provided RG =1561.8		

2001 358

Development	Existing	trees on plot:	109 pla	109 planted by the developer					
		of trees to be p	olanted:	196					
		of trees to be o		0					
	Number	of trees to be t	ransplanted:	0	0				
	Source of	of power supply	y:	MSED	MSEDCL				
			nase (Demand Load):100 KV	100 KW				
			e (Connected load):		3412.85 KW				
			e (Demand load):	2497.4	2497.48 KVA				
Power requirement:	Transfor			630 KV	630 KVA - 4Nos				
1			Reside	Residential 160KVA,					
	DG set:	DG set:				MHADA 20 KVA and			
·			Comm	Commercial 82.5KVA					
	Fuel use	ed:		HSD	HSD				
Details of	Solar wa	ater heating - 1	3.02 %			•			
		Solar PV system– 10.77 %							
Energy saving	Total Po	wer saving incl	luding saving due to	Water F	leaters –	23.86 %			
Environmental	-1	Details		Cost					
Management pl	an ——	Air, water,	land, biologic	al	<u> </u>				
budget duri	ng Capital	environment	and socioeconomi	c11.01	1 .				
		environment							
phase	O&M	O&M Air, water and Noise Monitoring				1.08			
	Compor	nent	Details	Capital Lacs)	Capital (Rs.inO&M (R Lacs) Lacs/Y)				
	Sto	orm water	-	-					
	Sewa	ge treatment	STP	27.5	+ 12.5	14.48 + 5.23			
		er treatment	-		_	-			
		RWH	RWH Pits	10		0.5			
	Swii	nming Pool	-		_	-			
D	Sc	olid Waste	OWC	15	5.50	3.63			
Environmental	Haza	rdous waste				-			
Management pl Budget duri	I	E waste	Handed over to						
Operation phase	ing	E wasic	Authorized Vendo	ŕ					
Operation phase	I	reen belt velopment	Gardening	10	0.86	2.00			
	Б		Other measures						
	Ene	ergy saving	Renewable energy	5	7.8	2.89			
	Env	ironmental	From MoEF&CC			8.44			
	M	onitoring	approved lab						
	Disaste	Disaster Management -			123 7.95				
	Sewage	Pumping Cost	-						
Parking details	Туре	Required a	us per Actual Prov	ided	Area pe	er parking (m ²)			
	4-	700	700						
	Wheeler								
	2-	1564	1564		12873.04				
	Wheeler				_	•			
	Bicycles	Bicycles 692 692							

3. The proposal has been considered by SEIAA in its 218th A 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. SEAC Conditions-

- 1. PP to obtain IOD / building plan approval from competent authority in concurrence with the remarks given by M/s PRIMO pertaining to nearby nalla.
- 2. PP to ensure adequate distance between trees like Kadamb instead of 3 m which is very less.
- 3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions-

- 1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
- 2. 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.
- 3. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 12047.60 m2, Non-FSI-25714.86 m2, Total BUA- 37762.46 m2 (Restricted As per CC) (Plan approval-CC/461/20, dated- 31.08.2020)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed off 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.
- 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 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 Patankar-Mhaiskar (Member Secretary, SEIAA)

Copy to:

- 1. Chairman, SEIAA, Mumbai.
- 2. Secretary, MoEF & CC, IA- Division MOEF & CC
- 3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
- 4. Regional Office MoEF & CC, Nagpur
- 5. District Collector, Pune.
- 6. Commissioner, Pune Municipal Corporation
- 7. Regional Officer, Maharashtra Pollution Control Board, Pune.