

Government of Maharashtra

SEAC-III-2014/C.R. /TC-3
Environment department
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Dated: 19th December, 2014

To,
M/s. Nirman Developers.
205, Citi Center, Opp. Ayurved Rasashala,
Karve Road, Pune - 411004.

Subject: Environment Clearance for proposed residential construction project “Nirman Ajinkyatara” with convenient shops at S.No 9/2/2 at Ambegaon Budruk area of Distt. Pune by M/s. Nirman Developers.

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 14th 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 77th meeting.

2. It is noted that the proposal is for grant of Environmental Clearance for proposed Residential construction project “Nirman Ajinkyatara” with convenient shops at S.No 9/2/2 at Ambegaon Budruk area of Distt. Pune. SEAC-III considered the project under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by Project Proponent is as-

Name of Project	“Nirman Ajinkyatara”
Project Proponent	“Nirman Developers”
Consultant	Oasis Environmental Foundation
Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Housing Project
Location of the Project	Sr. No. 9/2/2, Ambegaon Budruk, Tal. Haveli Dist. Pune.
Whether in Corporation /Municipal/other area	Town planning
IOD/IOA/Concession document or any other form of document as applicable(Clarifying its	In process.

conformity with local planning rules & provision)	
Note on the initiated work (If applicable)	No Construction has been initiated. Only watchmen cabin & storage room on site. And will be demolished during construction.
Total Plot Area (sq. m.) Deductions Net Plot area	Plot Area – 17,450.00 Sq. mt. Deductions – 2,617.50 sq.mt Net Plot Area- 14,832.50 Sq.mt
Permissible FSI (including TDR etc.)	14,990.02 Sq.mt.
Proposed Built-up Area (FSI & Non-FSI)	<ul style="list-style-type: none"> • FSI area (sq. m.) : 14,990.02 • Non FSI area (sq. m.) : 14,833.23 • Total BUA area (sq. m.) : 29,823.25
Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	24.60 %
Estimated Cost of the Project	48.49 Cr
No. of building & its configuration(s)	<p>1. Residential: 3 Nos. Building A = P+11, Building B = B+P+11, Building C = B+P+10</p> <p>2. Commercial: In Building C – G +1st Floor - 500.00 m² – 32 Nos. of shops</p> <p>3. Club House: 1 No. G+1</p>
Number of tenants and shops	274 Nos. of Tenements 32 Nos. of shops.
Number of expected residents / users	Residential: 1370 nos. Commercial- 125 nos. Total: 1495
Tenant density per hector	250Ten/ha as per DCR
Height of the building(s)	Building A – 34.20 mt. Building B – 34.20 mt. Building C – 31.50 mt.
Right of way (Width of the road from the nearest fire station to the proposed building(s))	12 mt.
Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9.00 m
Total Water Requirement	Residential: Dry season :

	<p>Source: Ambegaon Grampanchayat through Pune Municipal Corporation Fresh water: 123 KL Recycled water (Flushing): 62 KL Recycled water (Gardening): 14.66 KL HVAC Makeup: NA Total Water Requirement: 199.66 KL Excess treated water: 98 KL Swimming Pool: 131 KL Fire fighting (Cum): 150 KL</p> <p>Wet Season: Fresh water: 123KL Recycled water (Flushing):62 KL Recycled water (Gardening): Nil HVAC Makeup: NA Total Water Requirement: 185 KL Excess treated water: 111 KL Swimming Pool: 131KL Fire fighting (Cum): 150 KL</p> <p>Commercial:</p> <p>Dry season: Source: Grampanchayat Ambegaon through PMC Fresh water: 2.5 KL Recycled water (Flushing): 3.1 KL Recycled water(Gardening): Considered in Residential HVAC Makeup: NA Total Water Requirement: 5.6 KL Excess treated water: 2.3 KL Swimming Pool: NA Fire fighting (Cum): Considered in Residential</p> <p>Wet Season: Fresh water: 2.5 KL Recycled water(Flushing): 3.1 KL Recycled water(Gardening): Considered in Residential HVAC Makeup: NA Total water Requirement : 5.6 KL Excess treated water: 2.3 KL Swimming Pool : NA Fire fighting (Cum): Considered in Residential</p>
<p>Details about Swimming Pool:</p>	<p>Dimension of Swimming Pool: 44'8" ft X 23'9" ft X 4'0" ft Total water Requirement in KLD: 131 KLD Water requirement for make up in KLD: 3.71 Ltrs</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: As per Annexure I</p>

	<p>Details of quality to be achieved for swimming pool water and parameters to be monitored:</p> <p>a. pH : 7.2</p> <p>b. Chlorine level : 1.5 to 2.2 mg/l</p>
Rain Water Harvesting (RWH)	<p>Level of the Ground water table: 2.5 to 5 m</p> <p>□□ No of recharge pits: 50 m. Deep bores with a pit of 5 m. X 3 m. X 2 m. Size for each bore well along with RWH filter having 05 nos.</p> <p>Budgetary allocation (Capital cost and O & M cost):</p> <p>Capital cost: 12,05,000.00</p> <p>O&M cost: 1,47,000/ Annum</p>
UGT tanks	<p>Residential:</p> <p>Domestic UG tank Capacity: 186.00 KL</p> <p>Flushing UG tank Capacity: 72 KL</p> <p>Fire UG tank Capacity: 150 KL</p> <p>Commercial:</p> <p>Domestic UG tank Capacity: Consider in Residential</p> <p>Flushing UG tank Capacity: Fire UG tank Capacity: Consider In Residential</p>
Storm water drainage	<ul style="list-style-type: none"> • Natural water drainage pattern: As per contour • quantity of storm water : 342 CUM/year (before development) quantity of storm water : 4280 CUM/year (after development) • Size of SWD: RCC pipe from 450mmx 450mm gutter with slope 1:200
Sewage and Waste water	<p>Residential:</p> <p>Sewage generation (CMD): 178</p> <p>Capacity of STP (CMD): 1 STP of 180 KL capacity</p> <p>STP technology: MBBR</p> <p>Commercial:</p> <p>DG sets (during emergency) Residential, Commercial & Club House: 140 KVA, 1 nos.</p> <p>Budgetary allocation (Capital cost and O & M cost):</p> <p>Capital Cost: 56,67,000/-</p> <p>O & M Cost: 1,22,000/- p. a.</p>
Solid waste Management	<p>Waste generation in the pre Construction and Construction phase:</p> <p>Waste generation:</p> <p>Quantity of the top soil to be preserved: 6391.44 CUM</p> <p>Disposal of the construction way debris: Land filling on the same site</p> <p>Waste generation in the operation phase</p> <p>Residential & commercial:</p> <p>Biodegradable waste: 396.7 Kg/day</p> <p>Non-Biodegradable waste: 252.25 Kg/day</p>

	<p>STP sludge: 25</p> <p>Mode of Disposal of waste: Dry waste: Through Authorized vendors Wet waste: OWC STP sludge: Manure</p> <p>Area requirement: 50 Sq. m 1. Location(s): Plan Enclosed. 2. Total area provided for the storage & Treatment of the solid waste: 50 Sq. mt. 3. Budgetary allocation(capital Cost & O&M cost): Capital Cost: 12,00,000/- O&M cost : 1,50,000/-p. a</p>
<p><i>Green Belt Development</i> Total RG area: <input type="checkbox"/> Number of trees species to be planted in the ground RG: 140 no. of trees List of Proposed Plantation for the scheme:</p>	

TREES				
NOS.	BOTANICAL NAME	COMMON NAME	ECOLOGICAL IMPORTANCE	QUANTITY (IN NOS.)
1	PLUMERIA ALBA	CHAFI	ATTRACTS BIRDS, EVERGREEN TREE	9
2	LAGERSTROMEA FLOS- REGIA	TAMHAN	ORNAMENTAL	9
3	BAUHINEA PURPUREA	KANCHAN	SHADE GIVING , ATTRACTS BIRDS	14
4	CASSIA FISTULA	BAHAVA	, DROUGHT RESISTANT	11
5	ERYTHRINA INDICA	PANGARA	ATTRACTS BIRDS, MEDICINAL USES	12
6	MIMUSOPS ELENGI	BAKUL	FRAGRANR, EVERGREEN, SHADE	19
7	AZARDIRACTA INDICA	NEEM	MEDICINAL USE	7
8	MONOSPERMA BUTEA	PALAS	USED FOR TIMBER , FODDER , MEDICINAL USE	4
9	NEOLAMARKIA KADAMBA	KADAMB	SHADY, LARGE DECIDUOUS, FAST	2
10	ROYSTONEA REGIA	ROYAL PLAM	MEDICINAL USE	4
11	ARECA CATECHU	SUPARI PALM	NUTS ARE USED FOR CONSUMPTION	18
12	BAMBOSA VULGARIS	GOLDEN BAMBOO	EROSION CONTROL	3
13	MICHELLIA CHAMPACA	SONCHAFI	MEDIUM SIZE EVERGREEN TREE ,	10
14	KHAYA GRANDIFOLIA	MAHOGANY	TREE BARKS WIDELY USED AS TIMBER	2
15	COUROUPITA GUIANANSIS	KAILASHPATI	ATTRACTS BEES AND INSECTS	4
16	MANGIFERA INDICA	MANGO	FRUIT BEARING	6
17	ARTOCARPUS HETEROPHYLLUS	JACKFRUIT	FRUIT BEARING	9
TOTAL				143

NAME OF SHRUBS				
NOS.	BOTANICAL NAME	COMMON NAME	ECOLOGICAL IMPORTANCES	AREA (IN SQ.M.)
1	HEDYCHUM CORONARIUM	SONTAKA	MEDICINAL USE	120.1
2	MURRAYA EXOTICA	KAMINI	MEDICINAL USE	40.1
3	OLEANDER SINGLE PINK	KANER	MEDICINAL USE	17.2
4	TABERNEMONTANA VARIGATED	TAGAR	MEDICINAL USE	78.7
5	JASMANIUM GRANDIFLORUM	KUND	MEDICINAL USE	9.6
6	MEYENIA ERECTA	BUSH CLOCK VINE	ATTRACTS INSECTS	20.4
7	HYMENOCALLIS	SPIDER LILY	MEDICINAL USE	100.3
8	CASCABELA THEVETIA	YELLOW OLEANDER	EVERGREEN TROPICAL SHRUB	39
9	W ADELIA TRILOBATA	W ADELIA	FAST GROWING,	14.8
10	HAMELIA PATENS DW ARF	SCARLET BUSH	ATTRACTS BIRDS , MEDICINAL USES	88.9
11	CESALPINEA RED	SHANKASUR	MEDICINAL USE	31.6
12	CROSSANDRA INFUNDIBULIFORMIS	ABOLI	MEDICINAL USE	16.7
13	BARLERIA REPENS	CORAL CREEPER	FAST GROWING, ATTRACTS INSECTS	13.8
14	OLEANDER DW ARF	KANER	EVERGREEN SHRUB	34.2
15	PLUMBAGO CAPANSIS	CHITRAK	MEDICINAL USE	54.4
16	OCIMUM TENUIFLORUM	TULSI	MEDICINAL USE	83.8
17	MUSSAENDA ERYTHROPHYLLA	RED FLAG BUSH	EVERGREEN SHRUB	7.2
18	GALPHIMEA GLAUCA	THRYALLIS	DROUGHT RESISTANT	35.9
19	TOTAL			806.7

Number & list of shrubs & bushes species planted in the podium RG: Not Applicable

Total green Area : 2410 Sq. m.

Budgetary allocation(capital Cost& O & M Cost):

Capital Cost: 8,22,000.00 /-

O & M: 1,92,000.00 /- p.a.

Energy

Power Supply:
 Total power consumption for residential buildings
 Source of Supply: MSEDCL.
 Construction Load : 75 KW
 Connected Load – 1910 KW
 Maximum Demand - 1329 KW
 No. Of Transformers – 2 nos.630 KVA
 DG Sets: Number and capacity of the DG sets to be used – 140 KVA.
 Fuel Requirement (Diesel)-23 lit./hr

Total power consumption for club house and commercial buildings: Considered in Residential

Energy saving measures
 The following Energy Conservation Methods are proposed in the project:

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

Detail calculations & % of saving:
 Timer Logic Controller : 11563KWH / Anum
 Electronic VVF drive for Lifts : 14704KWH / Anum
 Solar Water Heater : 476760 KWH / Anum

Total : 503027 KWH / Anum

%-age of Saving : 10.56%

Compliance of the ECBC guidelines: (Yes / No)
 (If yes then submit compliance in tabular form):

Compliance with Energy Conservation Building Code (ECBC) 2007

	Section	Requirement	Remarks
1	6.2.2	Equipment efficiency standards	Done
2	7.2	Lighting controls to be controlled by photo sensor or time switch	Done
3	7.2.1.4	Exterior lighting to be controlled by photo	Done

		sensor or time switch		
4	7.3	Interior lighting power to be with in specific limits	Done	
5	7.4	Exterior lighting power to be within specified limits	Done	
6	8.2.1.1	Maximum allowable power loss from transformer	Done	
7	8.2.3	Power factor be maintained between 0.95 and unity	Done	
8	8.2.4	Check metering	Done	
9	8.2.5	Power distribution system losses to be maintained less than 1 %	Done	

Budgetary allocation (Capital cost and O & M cost):

Capital Cost : 56.67 Lakh

O & M Cost : 1.22 Lakh

Number and capacity of the DG sets to be used: 1
No. 200 KVA.

Stack Height: For 140 KVA: 4.5 Mtr. (G.L.)

Diesel Consumption@ full Load: For 140 KVA :
23 Litre

Environmental Management plan Budgetary Allocation:

During Construction Phase:

During Operation Phase:

Sr. No.	Details	Capital Cost	Maintenance Cost
1	Sewage Treatment Plant	30,00,000	7,50,000
2	Rain Water Harvesting	12,05,000	1,47,000
3	Strom Water Networking	10,61,734	76,000
4	Solid Waste Management	12,00,000	1,50,000
5	Green Belt Development	8,22,000	1,92,000
6	Energy Use (Solar water heating + Conventional)	56,67,000	1,22,000
7	Swimming Pool	22,00,000	2,00,000
8	Environmental Monitoring	-	1,00,000
9	Safety training & awareness	6,00,000	-
Total		1,57,55,734	17,37,000

Traffic Management Parking Statement

Sr. No.	Type of Parking	Parking ratio		No. of Parking		Parking Area (In Sq. M.)	
		Required	Provided	Required	Provided	Required	Provided
A							
Tenements having carpet area 40 to 80 Sq. Mt (214 No.)							
	Four wheeler	1 : 2 Flat	1 : 2 Flat	107	107	3480.00	3480.00
	Two Wheeler	1 : 1 Flat	1 : 1 Flat	214	214	642.00	642.00
	Bicycles	1 : 1 Flat	1 : 1 Flat	214	214	299.60	299.60
B							
Tenements having carpet area below 40 Sq. Mt (60 No.)							
1	Four wheeler	0 : 2 Flat	0 : 2 Flat	0	0	0.00	0.00
2	Two	1 : 2	1 : 2	30	31	90.00	93.00

	Wheeler	Flat	Flat				
3	Bicycles	1 : 2 Flat	1 : 2 Flat	30	31	42.00	43.40
C Commercial (500 Sq.Mt.)							
1	Four wheeler	2 : 100	2 : 100	10	10	300.00	300.00
2	Two Wheeler	4 : 100	4 : 100	20	20	60.00	60.00
3	Bicycles	4 : 100	4 : 100	20	20	28.00	28.00
D Visitors parking (10%) (Open To Sky Parking)							
1	Four wheeler	-	-	12	12	300.00	300.00
2	Two Wheeler	-	-	27	27	81.00	81.00
3	Bicycles	-	-	27	27	37.80	37.80
TOTAL PARKING AREA PROVIDED (WITH DRIVEWAY) = 5064.80 SQ.M. (COVERED) + 300.00 (OPEN TO SKY) = 5,364.80 SQ.M.							
Parking Area Provision				Area As per MoEF	No.	Area Required	Area Provided
Total Covered Parking Area including driveway (stilt level)				30.00	63	1890.00	1890.00
Total Covered Parking Area including driveway (basement level)				35.00	54	1890.00	1890.00
Residential Open Parking area on ground including drive way				25.00	12	300.00	300.00
Two (2) Wheeler				3.00	292	876.00	876.00
Bicycles				1.40	292	4088.00	4088.00
Total provided Parking area				-	-	5,364.80	5,364.80

3. The proposal has been considered by SEIAA in its 77th 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 :

General Conditions for Pre- construction phase:-

- (i) This environmental clearance is issued subject to restricting it to total built up area 29,838.64 sq.m & car parking to 65 as per approval dated 11.06.2014 from Local Planning Authority.
- (ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.
- (iii) 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.
- (iv) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (v) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (vi) "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.
- (vii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

- (i) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid Room etc.
- (ii) 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.
- (iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- (iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- (v) Arrangement shall be made that waste water and storm water do not get mixed.
- (vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (vii) Additional soil for leveling 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.
- (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) 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.
- (x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
- (xi) 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.
- (xii) 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.
- (xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xv) 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.
- (xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).
- (xvii) Ready mixed concrete must be used in building construction.
- (xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxii) 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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated effluent, if any should

- be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
 - (xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
 - (xxv) 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.
 - (xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
 - (xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
 - (xxviii) Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non conventional energy source as source of energy.
 - (xxix) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation 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. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
 - (xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
 - (xxxi) 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.
 - (xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
 - (xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
 - (xxxiv) 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.
 - (xxxv) 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.


(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

- (i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.
- (ii) Wet garbage 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. Local authority should ensure this.
- (iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- (v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- (vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (vii) 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 and year-wise expenditure should reported to the MPCB & this department.
- (viii) 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://ec.maharashtra.gov.in>.
- (ix) 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.
- (x) 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.

- (xi) 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, NO_x (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.
 - (xii) 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.
 - (xiii) 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.
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 Environmental 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 for a period of 5 years.
 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 environmental 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.
11. This Environment Clearance is issued for proposed residential construction project "Nirman Ajinkyatara" with convenient shops at S.No 9/2/2 at Ambegaon Budruk area of Distt. Pune by M/s. Nirman Developers.


(Medha Gadgil)
Additional Chief Secretary,
Environment department &
MS, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Shri. Jagdish Joshi, Chairman, SEAC-III, 3 Tahiti CHS Juhu- Versova Link Road, Andheri (W), Mumbai- 400.
3. Additional Secretary, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
6. Regional Office, MPCB, Pune.
7. Collector, Pune
8. Commissioner, Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
10. Select file (TC-3)

(EC uploaded on 26/12/2014)