

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/211425/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 13-10-2021

To
M/s.Akshay Enterprises,
S. No.7/1,7/2, 7/2/1,
Dhanori, Pune.

Subject : Environment Clearance for Residential cum commercial construction project Yash Gracia at S. No.7/1,7/2, 7/2/1 Dhanori, Pune by M/s.Akshay Enterprises

Reference : Application no. SIA/MH/MIS/211425/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 121st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 230th Part A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/211425/2021	
2	Name of Project	"Yash Gracia" Residential and commercial development at S. No. 7/1,7/2, 7/2/1, Plot no.4, Dhanori, Taluka: Haveli, District: Pune by M/s Akshay Enterprises	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Akshay Enterprises
		Regd. Office address	"Yash Elina" Business Bay, office no.301 -303 3rd floor, behind MarutiMandir, Opposite Karishma Society, Canal Road, Kothrud Pune - 411038
		Contact number	9011077749
		e-mail	yashpb6@gmail.com
6	Consultant	NABET Accredited EIA Consultant	
7	Applied for	New Greenfield Project	
8	Details of previous EC	NA	
9	Location of the project	S. No. 7/1,7/2, 7/2/1 ,Plot no.4, Dhanori, Taluka. Haveli, District. Pune.	
10	Latitude and Longitude	Latitude 18°36'45.60" N Longitude 73°54'8.41" E	
11	Total Plot Area (m2)	11,100.00	
12	Deductions (m2)	3,826.78	

13	Net Plot area (m ²)	7,273.22				
14	Proposed FSI area (m ²)	30,692.88				
15	Proposed non-FSI area (m ²)	21,318.83				
16	Proposed TBUA (m ²)	52,011.71				
17	TBUA (m ²) approved by	52,011.71				
	Planning Authority till date	Pune Municipal Corporation				
18	Ground coverage (m ²) & %	2,327.06 (44.71%)				
19	Total Project Cost (Rs.)	Rs. 104 Cr				
20	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		Water supply (RO)	Hospital, park	12	5	
		Sanitation Providing toilets and dustbins to schools and hospitals	School, Hospital	10	3	
		Solar Power	School	3	4	
		Rainwater harvesting	Training center, Road	18	2	
		Tree plantation	Road side, Temple and Training center	81	5	
		Donation of safety kit	With labour department	32	5	
		We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020				
21	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification / Change	
	Previous EC / Existing Building		Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	-	-	-	Wing A	G /LPk+UPk +1Po parking +13 F	44.95
				Wing B	G /LPk+UPk +1Po parking +13 F	44.95
			Wing C	G /LPk+UPk	44.95	

					+1Po parking +13 F		
				Wing D	G /LPk+UPk +1Po parking +13 F	44.95	
				Wing E	G /LPk+UPk +1Po parking +13 F	44.95	
				Club House on podium	G + 1	7.00	
22	Total number of tenements		No of Tenements- 364 No. of shops – 36				
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	Residential 164 + Commercial 6	Fresh Water	Residential 164 + Commercial 6		
		Recycled (Gardening)	5	Recycle d (Garde ning)	5		
		Swimming Pool	0	Swimm ing Pool	0		
		Flushing	Residential 82 + Commercial 3	Flushin g	Residential 82 + Commercial 3		
		Total	Residential 246 + Commercial 18 = 264	Total	Residential 246 + Commercial 18 = 264		
		Waste water Generation	Residential 230 + Commercial 8 = 238	Waste water generati on	Residential 230 + Commercial 8 = 238		
24	Water Storage Capacity for Firefighting / UGT	Domestic Water Tank – 297 KLD Flushing water tank – 85 KLD Fire water tank – 250 KLD					
25	Source of water	Local Body – Pune Municipal Corporation					
26	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre-Monsoon: 19-25m Post-Monsoon: 7 -15 m			
		Size and no of RWH tank(s) and Quantity:		NA			
		Quantity and size of recharge pits:		7 pits (4 No of Recharge pit for Roof runoff & 3 No of Recharge pit for surface run-off) Of size 2.00 m. X 2.00 m. X 3.00 m. Depth			
		Details of UGT tanks if any:		Domestic Water Tank – 297 KLD Flushing water tank – 85 KLD			

			Fire water tank –250 KLD	
27	Sewage and Wastewater	Sewage generation in CMD:	Residential – 230 Commercial – 8	
		STP technology:	MBBR	
		Capacity of STP (CMD):	265	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	2.4	Collected by Ghantagadi
		Wet waste:	1.6	Collected by Ghantagadi
		Construction waste	Excavated material from proposed buildings.	Debris and excavated material will be reused within site; top soil will be used for landscaping.
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	Residential 364 + Commercial 28 = 392	Handed over to authorized recyclers
		Wet waste:	Residential 546 + Commercial 19 = 565	Organic Waste Converter
		Hazardous waste:	Negligible	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	Residential 910 + Commercial 188 = 1098	Handed over to Authorised Vendor
		STP Sludge (dry)	19.3 Kg/day	Will be used as manure
30	Green Belt Development	Total RG area (m ²):	Required RG = 727.32 Provided RG = On Podium 774.12 & additional open space 500 along the periphery (1.5m greenbelt)	
		Existing trees on plot:	17	
		Number of trees to be planted:	92	
		Number of trees to be cut:	17	
		Number of trees to be transplanted:	0	
31	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	40 KW	
		During Operation phase (Connected load):	2129 KW	
		During Operation phase (Demand load):	996 KW	
		Transformer:	630 KVA - 2Nos	
		DG set:	1 No of 180 kVA	
		Fuel used:	HSD 33 Liters/Hr. at 75% Loading	
32	Details of Energy saving	Solar water heating proposed Solar PV system– 1.0% of demand load Total 8.35% energy saved as per ECBC 2017 Base using conservation		

		measures				
33	Environmental Management plan budget during Construction Phase	Type	Details		Cost	
		Capital	Air, water, land, biological environment and socioeconomic environment		9.814	
		O&M	Air, water and Noise Monitoring		1.08	
34	Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-		-	-
		Sewage treatment	STP		52	14.76
		Water treatment	-		-	-
		RWH	RWH Pits		14	0.56
		Swimming Pool	-		-	-
		Solid Waste	OWC		16.50	3.72
		Hazardous waste	-		-	-
		E waste	Handed over to Authorized Vendor		-	-
		Green belt development	Gardening		7.045	0.63
		Energy saving	Other measures		-	-
			Renewable energy		80.00	1.60
		Environmental Monitoring	From MoEF&CC approved lab		-	8.44
Disaster Management	-		89.20	32.84		
Sewage Pumping Cost	-					
35	Traffic Management	Type	Required as per UDCR	Actual Provided	Area per parking (m ²)	
		4-Wheeler	202	300		
		2-Wheeler	982	982		
		Bicycles	00	00		
36	Details of Court cases / litigations w.r.t. the project and project location if any.	No				

3. The proposal has been considered by SEIAA in its 230th Part 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 submit the Water NoC, Fire NoC.
2. PP to submit the photographs of existing sewer & storm water along with drawing of drainage & storm water drains.
3. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.

B. SEIAA Conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI-30692.88 m², Non-FSI-21318.83 m², Total BUA-52011.71 m². (Plan approval-DPO/CC/0915/21, dated-14.07.2021).

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 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 give 100 % 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, 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.


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
(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.