

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/211638/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 12-10-2021

To
M/s. Cavalcade Properties Pvt Ltd.,
S. No. 42 (parts), Village: Mohammadwadi;
Taluka: Haveli, District: Pune.

Subject : Amendment (For Expansion) in Environmental Clearance for Residential and Commercial Project "Raheja Vistas Phase VI" located at S. No. 42 (parts), Village: Mohammadwadi; Taluka: Haveli, District: Pune By M/s. Cavalcade Properties Pvt Ltd

Reference : Application no. SIA/MH/MIS/211638/2021

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 B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	Proposal No. SIA/MH/MIS/211638/2021	
2.	Name of Project	Amendment (For Expansion) in Environmental Clearance for Residential and Commercial Project "Raheja Vistas Phase VI" located at S. No. 42 (parts), Village: Mohammadwadi; Taluka: Haveli, District: Pune, Maharashtra By M/s. Cavalcade Properties Pvt Ltd	
3.	Project category	8(a), B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Cavalcade Properties Pvt Ltd
		Regd. Office address	Plot no. C 30, Block G , Opp SIDBI, Bandra Kurla Complex, Bandra East -- Mumbai 400051
		Contact number	9607933262
		e-mail	abapat@kraheja.com
6.	Consultant	Sneha Hi-Tech Products Pvt. Ltd. Certificate No. NABET/EIA/1619/IA0028 dated 13.07.2017	
7.	Applied for	Expansion in project	
8.	Details of previous EC	Project has received Environmental Clearance on 23.04.2020 vide no. SEIAA-EC-0000002253	
9.	Location of the project	S. No. 42 (parts), Village: Mohammadwadi; Taluka: Haveli, District: Pune, Maharashtra	
10.	Latitude and Longitude	Latitude: 18 28 28.02 N, Longitude: 73 54 42.59 E	

11.	Total Plot Area(m ²)	28,195.45				
12.	Deductions(m ²)	3,753.94				
13.	Net Plot area(m ²)	24,441.51				
14.	Proposed FSI area(m ²)	83,632.88				
15.	Proposed non-FSI area(m ²)	33,051.04				
16.	Proposed TBUA (m ²)	1,16,683.92				
17.	TBUA (m ²) approved by Planning Authority till date	In process				
18.	Ground coverage (m ²) & %	5884.82 m ² (24%)				
19.	Total Project Cost (Rs.)	Rs. 337.1 Cr.				
20.	CER as per MoEF & CC circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
<p>CER as per MoEF & Circular Dated 01/05/2018', it is submitted that the said 'MoEF & Circular Dated 01/05/2018' has been expressly superseded (i.e. replaced and rendered void) by OM No. F.No.22-65/2017/IA.III dt. 30.09.20, and it is inter alia further mandated that the activity proposed by the Project Proponent or prescribed by EAC/ SEAC (as the case may be), shall be part of the Environment Management Plan. As stated in the said OM dt. 30.09.20, this OM was issued pursuant to receipt of several representations regarding imposing a percentage of the project cost as CER, and the said OM was also challenged in the High Court. Consequently, CER as per the (superseded) 'MoEF & Circular Dated 01/05/2018' is not applicable, or required to be proposed or undertaken</p>						
21.	Details of Building Configuration:				Reason for Modification/Change	
	Previous EC/ Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Building A1 to A5:	1B + 2P + 2 Podium + 26 floors	93.63	Building A1 to A5:	1B+LG+UG +22 floors	69.97
	Building B (MHADA)	B + G + 3 Podium + 9 floors	38.99	Building B (MHADA)	1P + 10 floors	32.65
						Reduction of 2 nos. of parking podium and 4 nos. of residential floors.
						Reduction of basement, podium

							parking and increase in 1 no. of residential floor
	Clubhouse:	G + 1 floor	9.00	Clubhouse:	G + 1 floor	9.00	No change
				Building C (Commercial)	St+1P+9 Floors	37.55	Newly proposed
				Gym hall	UG+1 Floor	7.85	Newly proposed
				Row Houses - 8 no. -	G+1 Floor	7.05	Newly proposed
22.	Total number of tenements				835 units + Commercial Population = 4,957 nos. including commercial		

23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	410	Fresh Water	410
		Recycled water		Recycled water	
		Recycled water - (flushing)	218	Recycled water - (flushing)	218
		Recycled water - (Gardening)	33	Recycled water - (Gardening)	-
		Swimming Pool		Swimming Pool	
		Total	661	Total	628
		Waste water Generation	535	Waste water generation	535

24	Water Storage Capacity for Firefighting/UGT	Purpose	UG Tank (CMD)		
			Building A	Building B	Building C
		FIRE FIGHTING TANK	500	-	200
		RAW WATER TANK	168.5	43.5	11
	DOMESTIC TANK	550	31	31	

25	Source of water	PMC/Tanker water
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26	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre- monsoon – 18 to 20 meter BGL Post monsoon – 4 to 6 meter BGL	
		Size and no. of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	08 nos., 2.5 x 2.5 x 4.2 meter	
		Details of UGT tanks if any:	NA	
27	Sewage and Wastewater	Sewage generation in CMD:	535	
		STP technology:	MBBR	
		Capacity of STP (CMD):	A Building- 470 B Building (MHADA)- 45 Building C (Commercial)- 35	
28	Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	15 kg/day	Shall be segregated and handed over to authorized vendor
		Wet waste:	10 kg/day	Shall be disposed off through Municipal waste collection system.
		Construction waste	At actual	Utilized on site at maximum extent. Rest handed over to local body
29	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste:	1323 kg/day	Handed over to Authorized Agency
		Wet waste:	882 kg/day	Treated in OWC
		Hazardous waste:	-	
		Biomedical waste	At actual	Shall be given to authorized vendor for management
		E-Waste	2882 Kg/year	Handed over to Authorized recycler for further handling & disposal purpose.
	STP Sludge (dry)	54 CMD (Dry sludge quantity – 5.4 Kg/day)	Treated in OWC Used as manure for gardening	
30	Green Belt Development	Total RG area (m ²):	2269.74 sq.m.	
		Existing trees on plot:	04 nos.	
		Number of trees to be planted:	306 nos.	
		Number of trees to be cut:	0 nos.	
		Number of trees to be transplanted:	0 nos.	
31	Power	Source of power supply:	MSEDCL	

		During Construction Phase (Demand Load):	100 KW																		
		During construction phase - DG set	125 KVA																		
		During Operation phase (Connected load):	6703.78 KW																		
		During Operation phase (Demand load):	3220.11 KW																		
		Transformer:	4 Nos. Of 630 KVA For A Building (Residential), 1 No 315 KVA For B Building (MHADA), 1 No Of 1000 KVA For C Building (Commercial)																		
		DG set:	1 No of 510 KVA + 1 No of 250 KVA For A Building 1 No of 180 KVA For B Building (MHADA) 1 No of 1010 KVA For C Building (Commercial)																		
		Fuel used:	HSD																		
32	Details of Energy saving	Overall Energy Saving for the Project is 11% Measures taken – Solar PV panels, VFD on lifts, Plumbing Plant rooms pumps																			
33	Environmental Management plan budget during Construction phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Details</th> <th>Cost (Rs.)</th> </tr> </thead> <tbody> <tr> <td>Capital Cost (Rs. Lakhs)</td> <td>Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets& Debris Management</td> <td>15.00</td> </tr> <tr> <td rowspan="5">O & M Cost (Rs. Lakhs per annum)</td> <td>Water for Dust Suppression</td> <td>2</td> </tr> <tr> <td>Site Sanitation , Disinfection & Safety</td> <td>1.5</td> </tr> <tr> <td>Environmental Monitoring</td> <td>2</td> </tr> <tr> <td>Health Check up</td> <td>2.5</td> </tr> <tr> <td>Environment Management Cell</td> <td>13.20</td> </tr> </tbody> </table>			Type	Details	Cost (Rs.)	Capital Cost (Rs. Lakhs)	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets& Debris Management	15.00	O & M Cost (Rs. Lakhs per annum)	Water for Dust Suppression	2	Site Sanitation , Disinfection & Safety	1.5	Environmental Monitoring	2	Health Check up	2.5	Environment Management Cell	13.20
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	external drains		
Sewage treatment	STP Operation and its maintenance	165	20
Water treatment	Treatment of ground water for its portability	NA	NA
RWH	Recharging existing ground water table	20	1.2
Swimming Pool	Maintainance of swimming pool	-	0.30
Solid Waste	Collection Segregation and management of MSW	25	10
Hazardous waste	NA	NA	NA
e-waste	Collection Segregation and hand over to authorized vendors	-	0.15
Green belt development	Plantation of new trees and maintenance of existing trees	10.7	0.60
Energy saving	Energy saving measures	23.5	0.10
Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	0	3.25
Disaster Management	Emergency preparedness plan to develop and implement onsite	71.5	25
Basement ventilation	Ventilation for basements	85	8.5
Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	0.5	0.10

		Total		401.2	69.2
35	Traffic Management	Required as per DCR	Actual Provided	Area per parking (m ²)	
	4-Wheeler	553	961	Within range of 32 m ² to 35 m ²	
	2-Wheeler	2398	1621	-	
	Cycle	-	-	-	
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 B meeting. SEIAA noted that, PP has obtained earlier EC vide letter dated 23.04.2020 for total plot area of 26,865.96 sq.m. & construction area of 1,11,655.93 sq.m. (63,421.54 sq.m FSI + 48,234.39 sq.m Non FSI). Now, PP applied for amendment due to change in planning. Now, proposed Total Bua is 1,16,683.92 m². SEIAA 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 stated that, no construction started on site. PP to submit the architect certificate for the same.
2. PP to provide adequate fire hydrant with equipment at basement.
3. As agreed by PP, PP to provide some amenity like open gym, play equipment for kids etc to 'MHADA' component also.
4. PP to revise & submit the E-waste calculation for commercial area.
5. PP to submit the undertaking regarding assured water supply.
6. PP to submit CFO NoC.

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-83632.88 m², Non-FSI-33051.04 m², Total BUA-116683.92 m². (Plan approval-CC-1666/21 , dated-16.09.2021) (Restricted as per appraisal)

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.

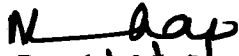
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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.

