

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/137956/2020
Environment Department
Room No. 217, 2nd Floor,
Mantralaya,
Mumbai- 400032.
Date: 28.10.2020.

To
M/s. PACT REAL ESTATE PVT. LTD.,
Gat. no. 273 p, 274/1 p, 541 p, 542, 543, 545p,
546, 547, 548, 549, 550, 551, 552, 553, 555p,
556p, 558p, 560, 561, 567, 592 Pune-Paud road,
Pirangut, Pune

Subject : Amendment in Environment Clearance for Proposed Construction project at Gat. no.273 p, 274/1 p, 541 p, 542, 543, 545p, 546, 547, 548, 549, 550, 551, 552, 553, 555p, 556p, 558p, 560, 561, 567, 592 Pune Paud road, Pirangut, Pune by M/s. PACT REAL ESTATE PVT. LTD.

Reference : Application no. SIA/MH/MIS/137956/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 110th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 206th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Name of Project	EC Amendment for Residential Construction project at Gut. no.273 p, 274/1 p, 541 p, 542,543,545p, 546, 547, 548, 549, 550, 551, 552, 553, 555p, 556p, 558p, 559 (p) 560,561,567,592, Pune Paud road, Pirangut, Pune by M/s Pact Real Estate Pvt. Ltd.	
Project category	8(a), B2	
Type of Institution	Private	
Project Proponent	Name	M/s Pact Real Estate Pvt. Ltd.
	Regd. Office address	Raheja Tower, Bandra Kurla Complex, Mumbai
Consultant	Sneha Hi-Tech Products Pvt. Ltd.	
Applied for	Amendment	
Details of previous EC	SEAC-2016/CR-411/TC-2 dtd 6.01.2017	
Location of the project	Gut. no.273 p, 274/1 p, 541 p, 542,543,545p, 546,547,548,549,550,551,552,553,555p,556p,558p, 559 (p) 560,561,567,592, Pune Paud road, Pirangut, Pune	
Latitude and Longitude	Latitude: 18°29'49.80"N Longitude: 73°42'26.16"E	
Total Plot Area(m2)	3,24,727.28	
Deductions(m2)	1,37,815.22	

Net Plot area(m2)	1,86,912.06						
Proposed FSI area(m2)	86,960.97						
Proposed non-FSI area(m2)	49,162.17						
Proposed TBUA(m2)	1,36,123.14						
TBUA(m2)approved by Planning Authority till date	86960.97						
Ground coverage(m2)&%	24.6%						
Total Project Cost(Rs.)	Rs. 577 Cr						
CER as per MoEF& CC circular Dated01/05/2018 : proposing amendment in our project, total project cost remain same as per earlier EC dated 06.01.2017 vide no. SEAC-2016/CR-411/TC-2 i.e. Rs. 577 Crores. Further as per condition no. IX of above referred OM the CER is not applicable in case of amendment involving no additional project investment.							
Details of Building Configuration:					Reason for Modification/Change		
Previous EC/Existing Building			Proposed Configuration				
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)		
A1 to A6	G+1	8.28	A1-6	G+1	8.28	no change existing bldg	
A-07,08,09,10,15,16	G+1	7.6	A-07,08,09,10,15,16	G+1	7.6		
A11-14	G+1	8.28	A11-14	G+1	8.28		
A-21	G+1	7.85	A-21	G+1	7.85		
A22-29	G+1	7.85	A22-29	G+1	7.85		
A-36	G+1	7.55	A-36	G+1	7.55		
TH-1 to 5	G+2	11.50	TH 1 to 5	G+2	11.50		
Clubhouse	Lower Gr+Upper Gr+1 st	11.2	Club house	Lower Gr + Upper Gr + 1 st	11.2		
Site office	Lower gr.+Gr+Mez		Site office	Lower gr.+Gr+Mez	7.6		
A18 -20	G+1	6.85	A18-20	G+1	7.85		no change
A-30, 31, 32, 33, 34, 35	G+1	7.85	A-30,31,32,33, 34,35	G+1	7.65		
B1-38	G+1	7.85	B1-38	G+1	7.85		
C-01 to 6, C 31 to 40	G+1	7.65	C-01 to 6, C 31 to 40	G+1	7.65		
C7-30	G+1	7.85	C7-30	G+1	7.85		
C41- 83	G+1	7.85	C41-C83	G+1	7.85		
D1, D2, D10-13, D22-36, D39-42	G+1	7.65	D1,2, D10-13, D22-36, D39-42	G+1	7.65	no change	
D 3-9	G+1	7.85	D 3-9	G+1	7.85		
D14-21	G+1	7.85	D14-21	G+1	7.85		
D37-38	G+1	7.85	D37-38	G+1	7.85		
D43-45	G+1	7.85	D43-45	G+1	7.85		
D46-D52	G+1	7.85	D46-D5	G+1	7.85		

TH 12 to 20	G+2	11.50	TH 12 to 20	G+2	11.50	
TH15	G+2	11.50	TH165	G+2	11.50	
Temporary glass house	Ground		Temporary glass house	Ground		
Amenity Building 1	Ground		Amenity Building 1	Ground		
Amenity Building 2	Ground		Amenity Building 2	Ground		
PLOT B41-B-46	G+2	11.50	PLOT B41-C84(NOVA) G 01 & G 02	G+1	6.85	
PLOT C84-, C89	G+1	6.85			Twin Villa + TH 6-10	P+4
	PLOT B39,TH6-T10	G+1	11.5	G+1		
Total number of tenements				No. of units – 392 nos. No. of users - 1960 nos.		

Water Budget	Dry Season(CMD)		Wet Season(CMD)	
	Fresh Water	226	Fresh Water	226
	Recycled (flushing)	88.2	Recycled (flushing)	88.2
	Recycled water (Gardening)	160	Recycled water (Gardening)	-
	Swimming Pool	-	Swimming Pool	-
	Total	474.2	Total	314.2
	Wastewater generation	283.1	Waste water generation	283.1
Water Storage Capacity for Firefighting/UGT	Purpose	UG Tank (m ³)		
		Zone 1	Zone2	Zone 3
	Flushing	14.62	32.4	29.47
	Domestic	29.25	64.8	58.9
Source of water	Grampanchayat/PMRDA-Tanker water			
Rainwater Harvesting(RWH)	Level of the Groundwater table:	For Upper Elevations 12-15 m b.g.l. (Pre monsoons) For Upper Elevations 8-12 m b.g.l. (Post monsoons) For Lower Elevations 22-28 m (Pre monsoons) For Upper areas 20-25 m b.g.l. (Post monsoons)		
	Size and no of RWH tank(s)and Quantity:	NA		
	Quantity and size of recharge pits:	28 nos.		
	Details of UGT tanks if any:	NA		
Sewage and Wastewater	Sewage generation in CMD:	283.1		
	STP technology:	MBBR		
	Capacity of STP(CMD):	40 KLD, 2 STPs of 80 KLD, 90 KLD		
Solid Waste Management during	Type	Quantity(kg/d)	Treatment/disposal	
	Dry waste:	17.5	Shall be handed over to authorized vendor	

Construction Phase	Wet waste:	7.5	Shall be treated in OWC provided for operation phase
	Construction waste	At actual	Utilized on site at maximum extent. Rest handed over to local body
Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal
	Dry waste:	392	Handed over to Authorized Agency
	Wet waste:	588	Treated in OWC
	Hazardous waste:	-	
	Biomedical waste	-	
	E-Waste	980 Kg/year	Handed over to Authorized recycler for further handling & disposal purpose.
	STP Sludge(dry)	15 kg/day	Treated in OWC. Used as manure for gardening

Green Belt Development	Total RG area(m2):	32479.72
	Existing trees on plot:	1637 nos
	Number of trees to be planted:	2502 nos.
	Number of trees to be cut:	Nil
	Number of trees to be transplanted:	-

Power	Source of power supply:	MSEDCL
	During Construction Phase (Demand Load):	30 kW
	During Operation phase (Connected load):	4509 kW
	During Operation phase (Demand load):	3101 kW
	DG set:	4 X 62.5 kVA & 1 X 160 kVA
	Fuel used:	HSD

Details of Energy saving	32%	
Environmental Management plan budget during Construction phase	Pollution Control & Other Environment Infrastructure	Capital Cost In Rs. Lakhs/ annum
	During Construction Phase:	
	Water for Dust Suppression	2
	Site Sanitation, Disinfection & Safety	10
	Environmental Monitoring	2
	Health Check up	2
	Environment Management Cell	8.4
Total (A)	24.4	

Environmental Management plan Budget during Operation phase	Sr. No.	Pollution Control & Other Environment Infrastructure	Capital Cost In Rs. Lakhs	Annual O & M Cost In Rs. Lakhs/annum
			Total	
	1	Rain Water Harvesting	21.87	7.87
	2	Sewage Treatment Plant	135.20	40.84
	3	Organic Waste Composting	36.4	8.19
	4	Tree Plantation	1048.42	77.94
	5	Energy saving	95.88	5.9
	6	Environmental Monitoring	-	4.0
	7	Holding pond	26.05	5.21
	8	Storm water lakes	75.47	7.5

	9	Total	1439.29	157.45
Traffic Management		Required as per DCR	Actual Provided	Area per parking(m2)
4-Wheeler		673	673	25.00
2-Wheeler		1170	1170	
Cycle		1170	1170	

3. The proposal has been considered by SEIAA in its 205th 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-

- I. PP has submitted completion certificate for amount of Rs.100 Cr, thus the cost eligible for CER is Rs. 477 Cr. Hence, PP to implement the CER submitted for remaining project cost of Rs. 477 Cr.
- II. PP to submit undertaking regarding control of nuisance due to allergic plants.

B. SEIAA Conditions-

- I. PP to ensure that CER plan gets approved from Municipal Commissioner.
- II. 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.
- III. SEIAA decided to grant EC for – FSI: 86960.97 m2, Non-FSI: 49162.17 m2 and Total BUA: 136123.14 m2 (Plan Approval-1. BMU/CR NO. 1652/15-16 dated 30.05.2016, BMU/CR NO.660/18-19 dated 30.11.2018, BMU/CR NO.1119/18-19 dated 09.01.2019)

General Conditions:

- I. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- II. 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.
- 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. 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.
- VII. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- VIII. 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.
- IX. 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.
- X. Disposal of muck 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 approved sites with the approval of competent authority.
- XI. Arrangement shall be made that waste water and storm water do not get mixed.
- XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XIII. 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.
- XIV. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- XV. 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.
- XVI. 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.
- XVII. 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.
- XVIII. 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.
- XIX. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- XX. 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.
- XXI. 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.
- XXII. 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).

- XXIII. Ready mixed concrete must be used in building construction.
- XXIV. Storm water control and its re-use as per CGWB and BIS standards for various applications.
- XXV. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- XXVI. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- XXVII. 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/ reused to the maximum extent possible. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.
- XXVIII. 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.
- XXIX. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- XXX. 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.
- XXXI. 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.
- XXXII. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfil requirement.
- XXXIII. 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 of /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.
- XXXIV. Diesel power generating sets proposed as source of backup 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.
- XXXV. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night-time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- XXXVI. 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.
- XXXVII. 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 aspiration

for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.

- XXXVIII. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
- XXXIX. 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.
- XL. 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.
- XLI. Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
- XLII. 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 in Para 2. Prior certification from appropriate authority shall be obtained.
- XLIII. 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.
- XLIV. Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- XLV. A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
- XLVI. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
- XLVII. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- XLVIII. 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.
- XLIX. 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>
- L. 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.
- LI. 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.
- LII. 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.

LIII. 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.

LIV. 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 Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.


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

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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. Shri Johny Joseph, Chairman, SEIAA.
2. Secretary, MoEF & CC
3. IA- Division MOEF & CC
4. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
5. Regional Office MoEF & CC, Nagpur
6. District Collector, Pune.
7. Commissioner, Pune Metropolitan Region Development Authority.
8. Regional Officer, Maharashtra Pollution Control Board, Pune.