

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No.SIA/MH/MIS/187663/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 05/08/2021

To
M/s.Grandwell Properties and Leasing Pvt. Ltd.,
Gat No. 1286 (P), Wagholi, Taluka Haveli, Dist. Pune

Subject :Environment Clearance for Construction Project at Gat No. 1286 (P),
Wagholi, Taluka Haveli, Dist. Pune by M/s.Grandwell Properties and
Leasing Pvt. Ltd.

Reference : Application no. SIA/MH/MIS/187663/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 118th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 225th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/187663/2020	
Name of Project	Environment Clearance for Residential & Commercial Construction Project at Gat No. 1286 (P), Wagholi, Taluka Haveli, Dist. Pune by M/s. Grandwell Properties and Leasing Pvt. Ltd.	
Project category	8(a)- Building & Construction Project	
Type of Institution	Private	
Project Proponent	Name	Mrs. Reji Menon (Authorized Person)
	Regd. Office address	200, Boat Club Road, Pune – 411 001
Consultant	MITCON Consultancy and Engineering Services Limited Behind DIC Office, Agriculture College Campus, Shivajinagar, Pune – 411 005, Maharashtra (INDIA) NABET Certificate No. NABET/EIA/1821/SA 0115 Valid till 04.02.2021	
Applied for	Fresh EC / New Greenfield Project	
Details of previous EC	NA	

Locationof the project	Gat No. 1286 (P), Wagholi, Taluka Haveli, Dist. Pune					
Latitude and Longitude	18°33'38.84"N 73°58'1.84"E					
Total Plot Area (m ²)	86824					
Deduction s (m ²)	19204					
Net Plot area (m ²)	67620					
Proposed FSI area(m ²)	77898.16					
Proposednon-FSI area (m ²)	68007.02					
Proposed TBUA (m ²)	145905.18					
TBUA(m ²) approvedby Planning Authoritytill date	145905.18					
Ground coverage (m ²) & %	22750.06 (33%) of net plot area					
Total Project Cost (Rs.)	434 Crores					
CER as per MoEF & CC circular dated 01/05/2018	Activity	Location		Cost (Rs.)	Duration	
	As per EMP					
Details of Building Configuration:	Previous EC / Existing Building			Proposed Configuration		Reason for Modification / Change:
	Buildi ng Name	Configu rati on	Heigh t (m)	Buildi ng Name	Configura tion	Height (m)
	NA	N A	NA	Bldg. A	B+S+18 Floors	57.6 m from stilt
				Bldg. B	1B+S+18 Floors	57.6 m from stilt
				Bldg. F	2S+18	60.9 m

			Floors	from Stilt	
		Bldg. G	2B+S+18 Floors	57.6 m from Stilt	
		Bldg. H	B+S+18 Floors	57.6 m from Stilt	
		Row Houses	G+1 Floor	6.45 m from surrounding GL	
		EWS bldg.	Lower Ground + 15 Floors	44.95 m from surrounding ground level	
		Club house – 4 Nos.	G+1 Floor	8.85 m from surrounding finished level	
		Club house- 1 No.	B+G+1 Floor	9.4 m from surrounding ground level	
		Club house – 1 No.	G+0	4.65 m from surrounding finished level	
Total number of tenements	1288 tenements + 15 shops Population: Project: 5077 + EWS: 1332, Total: 6409				
Water Budget	Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	562	Fresh Water	562	
	Recycled	333	Recycled	333	
	Swimming Pool	Make up: 75	Swimming Pool	Make up: 75	
	Flushing	284	Flushing	284	
	Total	850	Total	850	
	Waste water generation	762	Waste water generation	762	
Water Storage Capacity for	Raw Water: Project 222 KL + EWS 60 KL, Total: 282 KL Fire Water: Project 450 KL + EWS 75 KL, Total: 525 KL Domestic: Project 443 KL + EWS 120 KL, Total: 563 KL Flushing: Project 225 KL + EWS 60 KL, Total: 285 KL				
Firefighting / UGT	Total: Project 1340 KL + EWS 315 KL, Total: 1655 KL				

Source of water	Grampanchayat/Tanker		
Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon: 12 m	
		Post Monsoon: 8 m	
	Size and no of RWH tank(s) and Quantity:	1 Nos. having 200 cum capacity	
	Quantity and size of recharge pits:	16 Nos. having 1 m x 1.5 m area	
	Details of UGT tanks if any:	Raw Water: 282 KL Fire Water: 525 KL Domestic: 563 KL Flushing: 285 KL Total: 1655 KL	
Sewage and Wastewater	Sewage generation in CMD:		762
	STP technology:		Extended Aeration Activated Sludge System
	Capacity of STP (CMD):		Project: 600 m3/d, EWS: 162 m3/d, Total: 762 m3/d
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	15	Will be handed over to Swach
	Wet waste:	35	Will be composted on site in OWC & manure will be used for gardening / landscape
	Construction waste	1,32,200 m3	Part will be used on site & balance will be disposed on other site for backfilling / site levelling
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	1923	Will be handed over to Swach
	Wet waste:	1282	Will be composted on site in OWC & manure will be used for gardening / landscape
	Hazardous waste:	NA	-
	Biomedical waste	NA	-
	E-Waste	3205 Kg/yr.	Will be handed over to Swach
	STP Sludge (dry)	15	Will be composted on site
Green Belt Development	Total RG area (m2):		7956
	Existing trees on plot:		NA
	Number of trees to be planted:		845
	Number of trees to be cut:		NA
	Number of trees to be transplanted:		NA
Power	Source of power supply:		MSEDCL
requirement:	During Construction Phase (Demand Load):		400 KVA
	During Operation phase (Connected load):		7906 KVA

	During Operation phase (Demand load):		4871 KVA		
	Transformer:		630 KVA x 8 Nos. + EWS 630 KVA x 2 Nos.		
	DG set:		625 KVA x 4 Nos. & 200 KVA x 1 Nos.		
	Fuel used:		Diesel		
Details of Energy saving	Percentage of saving: 32.01 %				
Environmental Management plan budget during Construction phase	Type	Details		Cost (Lakhs)	
	Water, Air & Noise	Water for Dust Suppression		2	
	Solid Waste Management	Collection, segregation, disposal, etc.		0.5	
	Environmental Monitoring	Air, Water, Noise, Soil		1.5	
	Occupational Health, fire and Safety	PPE's to workers		2	
	Site Sanitation	Mobile toilets, Disinfection		1	
	Socio economic environment	Disinfection- Pest Control, First Aid Facilities, Health Check Up, Creches for Children, Food for children		2	
Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.)	O&M (Rs./Yr)
	Storm Water	Development of storm water line		20	1
	Sewage treatment	STP		70	2.5
	Water treatment	-		-	-
	RWH	RWH with recharge bores		36	0.5
	Swimming Pool	Swimming Pool		5	1.3
	Solid Waste	Solid Waste Management		55	0.6
	Hazardous waste	-		-	-
	E-waste	E-waste Management		0.6	0.2
	Green belt development	Landscape / Greenbelt Development		15	2.5
	Energy saving	Energy saving		100	1
	Environmental Monitoring	Environmental Monitoring of Air, Water, Noise & Soil		-	1.5
	Disaster Management	Disaster Management		5	0.5
Traffic Managementnt	Type	Required as per DCR	Actual Provided		Area per parking (m2)
	4-Wheeler	501	752		33.4
	2-Wheeler	2085	2188		4.0
	Bicycles	2085	2394		1.75

3. The proposal has been considered by SEIAA in its 225th 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
2. PP to ensure that neither the Nalla should be covered nor diverted.
3. Committee noted that HPCL line is passing near the plot & proposed building line is 6mt away, PP to submit the NoC from HPCL.
4. PP shall provide Electrical Charging facility for four and Two wheelers for at least 25% parking numbers and also ensure that the electricity savings from Solar shall be at least 5 %, as agreed.

B. SEIAA Conditions-

1. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as 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. PP to provide single STP to the entire project instead of two separate STPs.
5. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 77898.16 m2, Non FSI- 68007.02 m2, Total BUA-145905.18 m2 (Plan approval - 2361 dtd. 05.03.2021)

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 off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management

and Handling) Rules, 2016.

- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to 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-Mhaskar
(Member Secretary, SEIAA)
3/8/201

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.