

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/127904/2019  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.  
Date: 03/09/2021

To  
M/s. Kolte Patil Developers Limited,  
CTS No. 198/1B/B Village: Lohgaon,  
Pune.

Subject : Environmental clearance for Proposed Construction Project at CTS No. 198/1B/B Village: Lohgaon, Pune by M/s. Kolte Patil Developers Limited

Reference : Application no. SIA/MH/MIS/127904/2019

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 119<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 228<sup>th</sup> meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	<b>SIA/MH/MIS/127904/2019</b>	
Name of Project	Commercial project at C. T. S. No. 198/1B/B of Lohgaon, Viman Nagar, Pune, Maharashtra by <b>KOLTE PATIL DEVELOPERS LIMITED</b>	
Project Category	8(a), B2	
Type of Institution	Private	
Name of Project Proponent	Name	Mr. Vinayak Jogdev
	Regd. Office address	201, 1 <sup>st</sup> floor, City point, Dohle-Patil Road, Pune-411001.
	Contact number	020 67429250
	E-mail	vinayak.jogdev@koltepatil.com
Consultant	<b>Mahabal Enviro Engineers Pvt. Ltd.</b> Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604 (022) 21716389, dap_24@hotmail.com QCI Accreditation status: QCI NABET Re-Assessment on	
	12.01.2018	
Applied for	Amendment in Environmental Clearance	
Details of previous EC	Earlier EC was received vide letter No. SEAC-2013/CR-TC-2 dated 29.04.2014	
Location of project	C. T. S. No. 198/1B/B of Lohgaon, Viman Nagar, Pune	

Latitude and Longitude	18°33'42.76" N, 73°55'08.41" E					
Total Plot area (m <sup>2</sup> )	17,497.16 m <sup>2</sup>					
Deductions (m <sup>2</sup> )	2,557.77 m <sup>2</sup>					
Net Plot Area (m <sup>2</sup> )	15,584.53 m <sup>2</sup>					
Proposed FSI Area (m <sup>2</sup> )	42,500.36 m <sup>2</sup>					
Proposed Non FSI Area (m <sup>2</sup> )	43,886.20 m <sup>2</sup>					
Proposed Total BUA area (	86,386.56 m <sup>2</sup>					
TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Plan is approved by PMC vide No. CC/2141/19 dated 17.12.2019.  <b>Approved FSI area: 42,500.36 m<sup>2</sup></b>					
Total ground coverage (m <sup>2</sup> ) & %	5,489.61 m <sup>2</sup> & 35.22 % of total net plot area					
Total project cost (Rs.)	Rs. 263,97,00,000/-					
CER as per MoEF & CC circular dated 01/05/2018	CER is not applicable as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 30.09.2020					
<b>Details of Building Configuration</b>						
<b>Existing Bldgs. as per EC</b>			<b>Proposed Amendment</b>			<b>Reason for change</b>
<b>Bldg. Name</b>	<b>Config.</b>	<b>Height (m)</b>	<b>Bldg. Name</b>	<b>Config.</b>	<b>Height (m)</b>	
Tower A	B + G + Mezz + P + 16 F	59.50	Tower A	B + G + Mezz + P + 16 F	59.50	Change of user (i.e. from residential to commercial) with minor modification
Tower B	B + G + Mezz + P + 16 F	59.50	Tower B	3B + G + 9 F	46.10	Change in planning
Tower C	B + G + Mezz + P + 16 F	59.50	-	-	-	Removed
Commercial I	G + Mezz		Commercial	G + Mezz	6.40	No change
Total number of tenements	Commercial Building- Shops- 16 Nos. Wing A- Office- 32 Nos. Wing B- Office- 48 Nos. and 1 Multi-purpose hall					
<b>Total Water Requirement</b>						
	<b>Dry Season</b>		<b>Wet Season</b>			
Fresh water (in m <sup>3</sup> /day)	110 m <sup>3</sup> /day		110 m <sup>3</sup> /day			
Recycled water (Flushing)	220 m <sup>3</sup> /day		220 m <sup>3</sup> /day			
Recycled water (Gardening)	9 m <sup>3</sup> /day		-			
Swimming pool	NA		NA			
Total water requirement	330 m <sup>3</sup> /day		330 m <sup>3</sup> /day			
Waste water generation	319 m <sup>3</sup> /day		319 m <sup>3</sup> /day			
Water Storage Capacity for Firefighting / UGT Firefighting (Underground water tank)	300 m <sup>3</sup>		300 m <sup>3</sup>			
Firefighting (Overhead water tank)	150 m <sup>3</sup>		150 m <sup>3</sup>			
Source of water	Pune Municipal Corporation					
<b>Rain Water Harvesting (RWH)</b>						
i) Level of the ground water table	14 m					

ii) Size and no of RWH tank(s) and Quantity	1 RWH tank with total capacity: 110 KL	
iii) Quantity and size of recharge pits	NA	
iv) Details of UGT tanks if any:	<b>Underground tank capacities</b> Domestic water tank - 115 m <sup>3</sup> Fire water tank - 300 m <sup>3</sup>	
<b>Sewage and waste water Demand</b>		
i) Sewage generation in KLD	319 m <sup>3</sup> /day	
ii) STP technology	MBBR	
iii) No. and Capacity of STP	1 no. and capacity are 400 m <sup>3</sup> /day	
<b>Waste Generated in the Pre-Construction &amp; Construction phase:</b>		
i) Dry waste	8 kg/day (Handed over to local body)	
ii) Wet waste	12 kg/day (Handed over to local body)	
iii) Construction Waste generation	65,290 m <sup>3</sup> excavation quantity, 3,170 m <sup>3</sup> construction debris, 6,038 m <sup>3</sup> demolition debris Construction and demolition waste will be handled as per the <b>“Construction and Demolition Waste Management Rules, 2016”</b>	
<b>Waste generation in operation Phase:</b>		
i) Dry waste	1243.20 kg/day	Dry waste will be handed over to authorized recyclers
ii) Wet waste	532.80 kg/day	Wet waste will be composted using mechanical composting unit and will be used as manure for gardening.
iii) Hazardous waste	NA	NA
iv) Biomedical waste (If applicable)	NA	NA
v) E Waste	7.1 tonnes/year	E waste – Handed over to authorized recyclers
vi) STP Sludge (dry)	21 kg/day	will be used as manure for gardening purpose
<b>Green Belt Development</b>		
Total RG area	1,558.45 m <sup>2</sup>	
Existing trees on plot	106 Nos.	
Number of trees to be planted	92 nos. are proposed	
No of trees to be cut	Nil	
Number of trees to be transplanted	Nil	
<b>Power requirement</b>		
Source of power supply	MSEDCL	
During Construction Phase: (Demand Load)	200 kVA	
During Operation phase (Connected Load)	7.9 MW	
During Operation phase (Demand Load)	5.3 MW	
Transformer	-	
DG set	6,665 kVA (6 x 750 kVA, 2 x 250 kVA, 2 x 500 kVA, 1 x 300 kVA, 1 x 365 kVA)	
Fuel Used	HSD	
<b>Detail Energy saving</b>		
<b>Sr. No.</b>	<b>Energy Conservation Measures</b>	<b>Quantity</b>

Overall energy saving		21.08 %	
Provision of Solar PV Panels of 160 kW (3.02% of demand load)			
<b>Environmental Management plan budget during Construction phase</b>			
Sr. No.	Attributes	Parameters	Total Cost per Annum (Rs. In Lakh)
1	Water spray for dust suppression	-	10
2	Site sanitation and Facility and its maintenance	Toilets, STP etc.	8
3	Potable Water Supply to Labour	-	10
4	Solid Waste Management & Site maintenance activity	-	2
5	Disinfection	-	2
6	Safety Personal Protective Equipment	Helmets, Safety Shoes, Safety Belt, Goggles, Hand Gloves etc.	18
7	Traffic Management	Sign Boards, Persons at entry exit and Parking area	4
8	Safety nets	-	12
9	Safety - Training to Workers (Twice in Year), Safety Officer	-	8
10	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories – Ambient Air-PM10, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	-	6
<b>11</b>	<b>TOTAL</b>		<b>80</b>
<b>Environmental Management plan budget during Operation phase</b>			
Component	Capital cost (Rs. In Lakh)	O & M Cost (Rs. In Lakhs/year)	Frequency
STP (Tertiary)	88	16	
Solar System	112	5	Continuous O & M
Rain Water Harvesting + SWD	25	1	Weekly
Solid waste Composting plant	28	11	During rainy season (Cleaning of RWH tanks and Filtration chamber)
Landscape development	18	3	Continuous O & M
Environmental Monitoring	-	4	Daily
DMP Cost	470	28	Monthly
<b>Total</b>	<b>741</b>	<b>68</b>	-
<b>Traffic Management:</b>			
Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
4-Wheeler	769	769	35.00
2-Wheeler	1,894	1,894	2.00
Bicycles	631	631	0.70

3. The proposal has been considered by SEIAA in its 228th meeting. SEIAA noted that, PP obtained earlier EC vide SEAC-2013/CRTC-2 dated 29.04.2014 is for Total BUA 44453.41 m<sup>2</sup>. Amendment is due to change in user and change in planning. Now, Proposed BUA is 86,386.56 m<sup>2</sup>. 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 to submit Architect Certificate in compliance with earlier EC vis a vis construction carried out along with section of the same.
2. PP to explore the possibility to change the proposed entry of fire tender.
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 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. SEIAA after deliberation decided to grant EC for – FSI-42,500.36 m<sup>2</sup>, Non-FSI-43,886.2m<sup>2</sup>, Total BUA- 86,386.56 m<sup>2</sup>. (Plan approval-CC/2141/19/DPO/4, dated-17.12.2019 )

**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, SO<sub>2</sub>, NO<sub>x</sub> (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 imply 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, 1<sup>st</sup> 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)  
3/4/2021

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.

