

**F. No. 21-75/2020-IA-III**  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3

Date: 13<sup>th</sup> January, 2021

To,

**Shri Rahul Yashwant Talele**  
**Business Head**  
**Kotle-Patil 1-Ven Townships (Pune) Ltd.**  
City Bay, 7<sup>th</sup> Floor Dhole Patil Road, Camp,  
Haveli, Pune  
Maharashtra-411001

Subject: **Environmental Clearance for Proposed enhancement/expansion of Construction Project "Life Republic" with built up area of 18,90,091.83 sqm at village Marunji, Jambe, Nere, Taluka Mulshi, District Pune by M/s Kolte Patil I Ven Townships (Pune) Ltd. – reg.**

Sir,

This has reference to your proposal No. IA/MH/NCP/176653/2020; received on 1<sup>st</sup> October, 2020 through Parivesh Portal for grant of Environmental Clearance (EC) for proposed enhancement/expansion of Construction Project "Life Republic" with built up area of 18,90,091.83 sqm at village Marunji, Jambe, Nere, Taluka Mulshi, District Pune.

2. As per the provisions of the Environment Impact Assessment (EIA) Notification, 2006; as amended and notified under the Environment (Protection) Act, 1986 (29 of 1986), the above-mentioned project/activity is covered under category 'B' of item 8(b) 'Townships and Area Development projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to absence of SEIAA/SEAC in Maharashtra at the time of submission of the proposal in question, the proposal has been appraised at Central level by sectoral EAC.

3. After preliminary examination in the Ministry, the proposal was first placed for consideration and appraisal by the Expert Appraisal Committee (Infra-2) in its 56<sup>th</sup> meeting held during October 21-23, 2020. During 56<sup>th</sup> meeting, EAC deferred its decision and sought additional information. The project proponent submitted additional information sought by EAC (Infra-2) in its 56<sup>th</sup> meeting on the Parivesh Portal on 7<sup>th</sup> November, 2020, which was placed for consideration of the EAC (Infra-2) in its 57<sup>th</sup> meeting held on 25<sup>th</sup> November, 2020.

4. The details of the project, as per the Application and documents submitted by the project proponent, and also as informed during the above-mentioned

meetings of EAC (Infra-2) are as under: -

- i. The proposed expansion project is located at New 86 [ Old S.Nos. 78/1 part, 80 part, 81/1/A part , 81/1B ,81/2, 82/1 part , 82/2 ,82/3, 83 part, 86, 107/1 ,107/2 part , 110/1A part, 110/2 part, 110/1/B part , 111/1A/1 part , 111/1A/2 part, 111/1B part, 111/2 part , 112/1 part , 113/1A/1 part, 113/1A/1B/1 part, 113/1A/1B , 113/2 ,113/1A/2, 113/1B, 114/1 part, 114/2, 115/1part, 117 part, 118/1 part, 120/3, 121 part, 122, 123 ], New 74/B [ old S.No. 74/2, 74/3, 74/9/2 ], 78/1Part, 80 part, 81/1/A part, 82/1 part, 83Part, 85/1 , 102/1 , 107/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 113/1A/1 part, 113/1A/1B/1 part, 115/1part, 117 part, 118/1 part, 121 part, 77/1(Part), 77/2, 78/1(part), 80/1(Part), , 83/2(Part), 90/7/1, 90/9, 91/1(Part), 91/2, 91/3, 91/4(Part), 91/5, 91/6, 91/7(Part), 91/8, 92/1A, 92/2A(Part), 92/3, 92/4, 92/5, 92/6(Part), 92/7, 92/8(Part), 93, 95, 96/1/1(Part), 96/1/2(Part), 96/1/3, 96/2/1, 96/2/2(Part), 96/3(Part), 96/4(Part), 96/5/2(Part), 98(Part), 98/2, 100/1/1, 100/1/2, 100/2, 101(Part), 112/1(Part), 112/2, 114/1(Part), 119, 120/1, 120/2, 120/4/1, 120/4/2, 124/1/1, 124/1/2, 124/2, 125/1, 126/1(Part), 126/2,127/1/1, 127/1/2(Part), 99/1/2(Part), , 113/1A/1B/1B(Part), 90/10(Part), 131/8(Part), 131/9, 131/10, 102/2(Part), 126/2/1, 73/9, 87/2, 24/3, 24/5, 25/1, 25/2, 26/1, 26/2, 26/4, 26/5, 26/6, 27/1, 27/3(Part), 69/1, 69/2/1, 69/2/2, 69/2/3, 69/2/4, 69/2/5, 69/2/6, 69/2/7, 69/2/8, 71(Part), 74/7(Part), 74/8, 74/9/1(Part) at Mouze Jambe, Nere & Marunji respectively, Tal. Mulshi, District Pune.
- ii. The coordinates of the project sites are 18°37'16.40"N Latitude and 73°42'50.78"E Longitude.
- iii. The project is expansion of construction project encompassing residential and commercial spaces. Earlier Clearance details and respective Built-up area (BUA) are as follows:

No.	Category	From	Dated of EC	Area (ha.) BUA (sqm)	BUA (sqm)
1.	Fresh	MOEFCC	06-09-2007	222.00	1,58,38,082
	Revalidation	SEIAA	16-12-2014	222.00	
2.	Fresh	SEIAA	23-04-2019	168.84	14,50,972.52
3.	Amendment	SEIAA	24-01-2020	168.84	14,50,972.52

- iv. The details of Consent to Establish (CTE) and Consent to Operate (CTO) orders issued from time to time are as under:

Details for Consent to Establish

Sr. No.	Category	Dated	Validity
1	1 <sup>st</sup> CTE	22/12/2009	22/12/2014
2	Revalidation	20/11/2015	20/11/2020
3	2 <sup>nd</sup> CTE	19/10/2019	In process

Details for Consent to Operate

Sr. No.	Category	Dated	Consent Number	Validity
1	CTO 1 <sup>st</sup> (R2 & School)	09/03/2015	Format 1.0/BO/CAC-cell/EIC-PN-17956-13&PN-19390-13/O(prt)/CAC-2645	31/10/2017
2.	CTO 2 <sup>nd</sup> (R6, R7, U8)	19/11/2015	Format 1.0/BO/CAC-cell/EIC-PN-24714-13/O(prt)/CAC-14589	31/1/2017
3.	CTO 3 <sup>rd</sup> (R2, R6, R7, U8)	03/05/2019	Format 1.0/BO/CAC-cell/UAN. No.0000028983/CR(Part-I&II) CAC-1905000131	31/01/2020
4.	CTO 4 <sup>th</sup> (R4)	13/05/2016	Format 1.0/BO/CAC-cell/EIC-PN-27768-15/O(prt-II)/CAC-6346	31/03/2018
5.	CTO 5 <sup>th</sup> (R3)	02/11/2018	Format 1.0/BO/CAC-Cell/UAN No. 0000029004/CO (Part-III/CAC-1811000129	30/10/2020
6.	CTO 6 <sup>th</sup> (R3& R4)	13/03/2020	Format 1.0/CAC-cell/UAN No. 0000071685/CR-2003000840	31/03/2020 + 6 months of ext. due to pandemic
7.	CTO 7 <sup>th</sup> (R2, R3, R4, R2, R3, R4, R6, R7, U8, School)	06/03/2020	MPCB-CONSENT-0000090454	In process

- v. Total construction as per previous Environment Clearance is 8,71,017.32 sqm
- vi. ToR was granted by SEIAA, Maharashtra vide their Letter No. SIA/MH/NCP/50153/2020 dated 29/05/2020.
- vii. The total plot area is 15,81,344.18 sqm, FSI area is 11,68,230.97sqm and total construction (Built up) area will be 18,90,091.83sqm. The project will comprise of buildings, parking structures, club houses, fire station, row houses. Total 16,437 flats shall be developed. Maximum height of the building is 73.6 m. The details of building are as follows:

Sr. No.	Details	As per previous EC vide no. SEIAA -EC 02328 dated 24 <sup>th</sup> January 2020	Expansion phase	Remark
1.	Plot area (sqm)	16,28,405.50	15,81,344.18	(-) 47,061.32

2.	FSI (sqm)	8,14,133.00	11,68,230.97	(+)3,54,097.97
3.	Non FSI (sqm)	6,47,153.52	7,21,860.86	(+) 74,707.34
4.	Built Up area	14,61,286.52	18,90,091.83	(+)4,28,805.31
5.	<b>Building Component</b>			
	Sector	Residential (9), Educational (3), Amenity (5), Commercial Buildings (6) Public Utility (2)	Residential (21), Educational (2), Community market (2), Public Assembly facility (17), Public utility (10) Social Housing (3)	Change in sectors
	No. of Residential Buildings	38 Buildings + 38 Row House + 47 Twin Bungalow + 1 Bungalow+ 157 Bungalow	79	(+)48
	Total Tenements	8,419	16,437	(+) 8018
	Residential Population	42,275	82,185	(+) 39,910
	Commercial buildings	21	62	(+) 41
	Shops/offices	429	1043	(+) 614
	Commercial population	22,481	31,537	(+)9056
	Estimated Population	64,756	1,13,722	(+) 48,966
6.	Fresh Water (KLD)	4423	8112	(+) 3689
7.	Flushing (KLD)	3263	5056	(+) 1793
8.	Gardening (KLD)	1623	1733	(+) 110
9.	Sewage Generation (KLD)	6917	11,852	(+) 4935
10.	STP No. and Capacity	22 Nos. 7060 KLD	51 nos. 11,890 KLD	(+)30 no. 4830
11.	RWH pits	100	100	No change
12.	Quantity of storm water	159.55 m3/min	137.25m3/min	(-) 22.30
13.	Dry waste	14138 kg/day	19,901 kg/day	(+) 5763
14.	Wet waste	14,423kg/day	25,788 kg/day	(+) 11,365
15.	E waste	167 kg/day	198 kg/day	(+) 31
16.	Connected load	46530.40 KW	97603.25KW	(+) 51,072.85
17.	Demand Load	58162.91 KW	44834.42 KW	(-) 13328.49
18.	Transformer	630 KVA (51) and 315 KVA (2)	630 KVA (89) and 315 KVA (23)	(+) Capacity

19.	DG set	62.5KVA x 2, 82.5KVA x 1, 125KVA x 1, 160KVA x 3, 250KVA x 11, 320KVA x 1, 500 KVA x 3, 600 KVA x1	50 KVA (17), 100 KVA (12), 180 KVA(8), 225 KVA (5), 365 KVA (1), 500 KVA (1)	(+) Capacity
20.	Energy savings	27.17 %	27.24 %	
21.	Parking area	3,08,193.40 sqm	387643.80 sqm	(+) 79,450.40
22.	No. of cars	6309	7182	(+) 873
23.	No. of two-wheelers	25,051	38,813	(+) 13,762
24.	Landscape area	2,70,411.54 sqm	3,72,870.74 sqm	(+) 102459.2
25.	No. of trees	20,590	20,840	(+) 250
26.	Project cost	5417.61 Cr	6680.93 Cr	(+) 1263.32
27.	EMP Capital cost	304.70 Cr	232.51 Cr	(-) 72.19 Cr
28.	EMP O& M cost	51.88 Cr	4.84 Cr	(-) 47.04 Cr

- viii. During Construction phase, total water requirement is expected to be 100 KLD, which will be met by tanker. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- ix. During Operational phase, total water requirement of the project is expected to be 15,124 KLD and the same will be met by 8,112 KLD of fresh water from Pawana River Water Treatment Plant at site and 6,789 KLD of recycled water. Wastewater generated (11,852 KLD) will be treated in 51 STPs of total 11,980 KLD capacity. 6789 KLD of treated wastewater will be recycled and re-used (5056 KLD for flushing 1,773 KLD for gardening etc.) About 5063 KLD will be disposed into municipal drain.
- x. About 45,689 kg/day solid wastes will be generated in the project. The bio degradable waste (25,788 kg/day) will be processed in Organic Waste Converter (OWC) and the non-biodegradable waste generated (19,901 kg/day) will be handed over to authorized local vendor.
- xi. The total power requirement during construction phase is 650 KW and will be met from MSEDCL and total power requirement during operation phase is connected load of 97,603 KW and demanded load of 44,834 KW is estimated. and will be met from MSEDCL.
- xii. In the certified compliance report; only one noncompliance of the condition i.e. ground water levels and its quality should be monitored regularly in consultation with Central Ground Water Authority, has been mentioned. In this context, it was submitted by the PP that there is no use of ground water. However, sampling of open well and analysis will be carried.
- xiii. For rainwater harvesting, recharge pits (100 nos.) will be provided in the storm water drainage system in the form of chamber with size (2.0 m x

2.0 m X 2.0 m) to harvest maximum rainwater collected from terraces and paved areas of the project.

- xiv. Parking facility for 7182 four-wheelers and 38,813 two-wheelers is proposed to be provided against the requirement of 7182 and 38,813 respectively (according to local norms).
- xv. Proposed energy saving measures would save about 27.24 % of power.
- xvi. Details for all the parameter like water requirement, waste water generation, water balance, solid waste generation, electricity, parking etc. since inception of township are as under:

Sr. No	Construction Status	No. of Residential Buildings	Total Units	Total Population (Residential + Commercial)	Fresh Water KLD	Sewage Generation KLD	STP Capacity (KLD)	SWM Kg/Day		MSE DCL Substation (KVA)	Parking		
								Wet	Dry		4 W	2 W	Bicycle
CURRENT EC	Completed Sector	20	3,786	27,770	1,886	2,788	2,890	6,058.07	4,859.79	23,031.78	2,187	8,023	8,866
	Under Construction Sector	20	4,237	26,762	2,030	2,931	2,890	6,456.09	4,683.39	25,932.07	1,743	8,365	8,657
	Balance Sector	-	60	61,535	137	318	340	588.26	1225.60	8,293.51	938	3,887	3,989
PROPOSED EC	Proposed Sector in EC	39	8,354	52,186	4055	58,108.7	5,860	12,685.63	9,132.52	40,345.90	2,44	1,853	19,395
NET TOTAL		79	16,437	1,13,721	8109.69	11848.54	11980	25787.97	19901.27	97,603.25	7,182	3,881	40,907

- xvii. It is not located within 10 km of Eco Sensitive Zone. NBWL Clearance is not required.
- xviii. Forest Clearance is not required.
- xix. The required mandatory RG area at township level is 18.48 Ha. and at sector level is 79,908.54 sqm. Swimming pools and clubhouses are provided in open space at sector levels. The total landscape area will be 3,72,870 sqm. Landscape on ground is 2,85,816 sqm and on podium is 87,055 sqm. The total softscape area on ground and podium is 2,88,823.96 sqm out of which 83,179.07 sqm of softscape area is completed. Presently, 7775 Trees are existing at site, which are planted as per previous EC. In all 20,840 trees are proposed. List of proposed trees and details of plant treatment is given in chapter III of the EIA/EMP report. Water quantity required for landscape is 1,733 KLD

and fully treated and recycled water from STP will be used for landscape.

- xx. There are Litigations (Property Suits) pending before the Hon'ble High Court and the Hon'ble Supreme Court. These litigations are not on the environmental aspects of project. It was confirmed by the PP that no litigation, challenging the development of the project on the environmental grounds, is pending before the court.
- xxi. As per EIA studies, project site is surrounded by the agricultural, residential area in the north and west, Hinjewadi IT park towards south, NH4 to east and Pune city towards its south eastern side. Investigations for the roads lying within 5 kilometers of the project site has been done.
- xxii. The total proposed population consider in the township is around 42,000 persons. It is estimated that total 7,980 persons will use the bus services for internal movement. Application to Pune Mahanagar Parivahan Maha Mandal Limited has been submitted for the purpose and it is estimated that 14hrs of bus services per day will cater to the Township. Currently, provision for one bus (17-seater) and 2 Nos. Electrical Vehicle (6-seater) have been made for internal circulation. Main intersections to be covered by the signal system. Based on the plan locations, intersections that will be signalized have been identified as intersections subject to control by the recommended signal control system.
- xxiii. The existing infrastructure of roads is good enough for catering the Vehicles on the roads. The internal road network of the township is well planned with proper traffic management in planning. The existing road network within the township provides dedicated pedestrian pathways. The widening of the main access road to 110 m and construction of RP roads and roads within the township will ensure that the future traffic load due to surrounding development is accommodated.
- xxiv. Expected time line for completion of the project: 10 Years
- xxv. Total Investment/Cost of the project is Rs 6680.93 (in core)
- xxvi. Employment potential: 500 – 700
- xxvii. Benefits of the project: Improvement in physical infrastructure, Improvement in social infrastructure and Employment potential.

**5.** The EAC, based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended granting environmental clearance to the project. The aforesaid recommendation of EAC (Infra-2) is subject to certain specific conditions, as stipulated during its 57<sup>th</sup> meeting held on 25<sup>th</sup> November, 2020 and the standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

**6.** Based on recommendations of EAC (Infra-2), the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project for Enhancement/Expansion of Construction Project "Life Republic" with built up area of 18,90,091.83 sqm at village Marunji, Jambe, Nere, Taluka Mulshi, District Pune by M/s Kolte Patil I Ven Townships (Pune) Ltd., under the provisions of the EIA Notification, 2006 and



amendments/circulars issued thereon, and subject to the following specific and standard conditions:

**A. Specific Conditions:**

**Construction Phase**

- i. Considering the scale and character of proposed development, the PP shall adopt integrated approach of conservation in overall open space management and development. For the purpose, the strategies shall be to keep large open spaces along the lake and pond edge having a dense tree hedge along the boundary; protection to lake edge from construction activities; providing waste management facilities during construction period; protection to existing trees & tree clusters; topsoil management; and leaving a recharge belt of thick wooded vegetation around the existing wells. All the water resources like streams, lake, pond, wells shall be managed and protected well during the construction work. As recommended in the EIA report, each well must have a buffer belt of about 20 ft wide, totally covered with vegetation.
- ii. Excavated Topsoil shall be stored and preserved for landscape. Management of construction and demolition waste shall be as per the Construction & Demolition Waste Management Rules, 2016. As proposed, all the debris generated shall be used on site completely.
- iii. Waste generated during construction phase shall be collected in segregated form. Biodegradable waste shall be treated by using aerobic composting methods at site, while non-biodegradable waste shall be handed over to authorized re-processers for recycling.
- iv. As reported, some components/ area has been developed as per the existing environmental clearances and such components have also been made operational. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with. Transportation of building and construction material shall be arranged at non-traffic hours so as to minimize the nuisance. Proper storage of building and construction material shall be provided so that materials don't spread through air or cause nuisance to existing population.
- v. Construction work may not be commenced during night time so as to avoid noise nuisance to surrounding area. Otherwise, the noise level in the night shall conform the existing norms.
- vi. Excavation and drilling must be done after spraying water on soil surface so that the PM is suppressed on the spot. Treated wastewater shall be used for this purpose, use of fresh water or ground water shall be strictly avoided
- vii. Barricading of construction site prevents the heavy particles from skipping to outer area. PP shall provide effective barricades so that the existing building residents and nearby residents do not suffer from nuisance.
- viii. DG sets, shall have the provision of stack as per the CPCB norms.
- ix. Provide Sewage Treatment Plant to treat the sewage so generated. Also, the PP has to ensure that the treated sewage is reused and/or disposed



lawfully and scientifically. The PP may either install temporary sewage treatment plant for this construction phase or can give mobile toilets. Prefer Treatment in existing or temporary STP (fabricated).

- x. Use of water meter conforming to ISO standards shall be installed at the inlet point of water uptake and at the discharge point to monitor the daily water consumption.
- xi. Native trees, which are on proposed roadside, in the median of road or just near the building should be accommodated; to be retained. Native trees which are obstacles as per proposed plan, should be transplanted. Non-native trees, which are obstacles may be removed.

### **Operation Phase**

- i. Source of water will be River Water through a water treatment plant. It is recommended that the water so supplied should be checked periodically for quality purpose through a standard laboratory. It must comply with the standard IS:10500, which provides for quality of drinking water.
- ii. Use of water saving devices/ fixtures (viz. Sensor based fixtures, waterless urinals, tap aerator, low flow flushing systems; use of low flow faucets, etc.) for water conservation shall be incorporated in the building plan.
- iii. During Operational phase, total fresh water requirement for the project shall not exceed 8112 KLD. Use of water meter conforming to ISO standards shall be considered at the inlet point of water uptake to monitor the daily water consumption.
- iv. Wastewater generated (11,852 KLD) shall be treated in 51 (fifty-one) inhouse STPs of total 11,980 KLD capacity. Treated wastewater (6789 KLD) shall be recycled and re-used for flushing (5056 KLD) and for gardening (1773 KLD). About 5063 KLD of treated water is proposed to be disposed into municipal drain. PP shall also make sincere efforts to explore the reuse of excess treated water in nearby areas for construction or irrigation or for the use local municipal authorities/ other institution for similar purpose.
- v. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- vi. As proposed, disposal of bio-degradable waste (25,788 kg/day) shall be through mechanical composting machine. The manure shall be used in the own premises. The separate solid waste management area shall be provided for collection, separation and storage of waste. The non-bio degradable waste generated (19,901 kg/day) shall be handed over to authorized local vendor.
- vii. Implement energy conservation measure, use Solar Energy for water heating to achieve the net energy saving of 16783 kW by energy conservation measures (about 27.24 % of the total power requirement).



- PP shall explore the use of Solar power for lighting; in particular for the outdoor lighting so as to reduce the load on the grid.
- viii. As proposed for rainwater harvesting, recharge pits (100 nos.) shall be provided in the storm water drainage system in the form of chamber with size (2.0 m x 2.0 m X 2.0 m) to harvest maximum rainwater collected from terraces and paved areas of the project. Harvesting/recharge shall be after filtration. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
  - ix. As proposed RG area at township level shall be 18.48 Ha.; at sector level shall be 79,908.54 sqm and total landscape area shall be 3,72,870 sqm. Landscape on ground is 2,85,816 sqm and on podium is 87,055 sqm. The landscape planning should include plantation of native species. A minimum of 01 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Plantations to be ensured species (cut) to species (planted). The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
  - x. Presently, 7775 Trees exist at the project site, which are planted as per previous EC. In all 20,840 trees are proposed and these shall be maintained through the operation phase.
  - xi. The DG set shall be provided with acoustic enclosure for effective noise reduction of 25 dB (A). Also, the DG set should be provided with exhaust muffler capable of effective noise reduction of 25 dB(A) The DG sets must comply with CPCB norms.
  - xii. Norms laid by integrated township policy and National Building Code regarding parking may be followed to provide parking to the residents. Internal roads of at least 6 and 9 meters may be provided for internal traffic movements.
  - xiii. Fire and safety norms shall be followed as per guidelines laid by concerned state department. As proposed, township will have its own fire station with the approval of CFO wherein fire engines and all other equipment shall be provided. The outsiders also shall be provided this service in case of fire emergencies.
  - xiv. The PP shall also provide electric charging points in the parking areas for e-vehicles.
  - xv. Adequate and law-mandated side margin should be provided for high rise buildings in the project.
  - xvi. The PP shall put in place the Fire and natural Disaster Management Plan in place.
  - xvii. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.



## **B. Standard Conditions:**

### **I. Statutory compliance:**

- i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
- iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
- iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
- vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
- viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
- ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
- x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

### **II. Air quality monitoring and preservation:**

- i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
- ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
- iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- iv. Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

- v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii. Wet jet shall be provided for grinding and stone cutting.
- viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
- x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- xii. For indoor air quality the ventilation provisions as per National Building Code of India.

### **III. Water quality monitoring and preservation:**

- i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
- iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be



- submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
  - vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
  - vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
  - viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
  - ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
  - x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
  - xi. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
  - xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
  - xiii. All recharge should be limited to shallow aquifer.
  - xiv. No ground water shall be used during construction phase of the project.
  - xv. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
  - xvi. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
  - xvii. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up



- water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
- xviii. No sewage or untreated effluent water would be discharged through storm water drains.
  - xix. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
  - xx. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
  - xxi. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### **IV. Noise monitoring and prevention:**

- i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

#### **V. Energy Conservation measures:**

- i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii. Outdoor and common area lighting shall be LED.
- iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.



- iv. Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

**VI. Waste Management:**

- i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii. Disposal of muck during construction phase shall 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.
- iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
- iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
- vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
- viii. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
- x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.



## **VII. Green Cover:**

- i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
- ii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
- iii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## **VIII. Transport**

- i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
  - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b. Traffic calming measures.
  - c. Proper design of entry and exit points.
  - d. Parking norms as per local regulation.
- ii. 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 be operated only during non-peak hours.
- iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

## **IX. Human health issues:**

- i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or





- working in any area with dust pollution shall be provided with dust mask.
- ii. For indoor air quality the ventilation provisions as per National Building Code of India.
  - iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
  - iv. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
  - v. Occupational health surveillance of the workers shall be done on a regular basis.
  - vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

**X. Miscellaneous:**

- i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
- ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
- iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
- iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
- v. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
- vi. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.



- vii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
- viii. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
- ix. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
- x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
- xii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
- xiii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- xiv. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
- xv. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
- xvii. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- xviii. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

**7.** The Environmental Clearance is being granted to M/s Kolte Patil I Ven Townships (Pune) limited for Proposed enhancement/ expansion of

Construction Project "Life Republic" with built up area of 18,90,091.83 sqm at village Marunji, Jambe, Nere, Taluka Mulshi, District Pune.

8. This issues with the approval of the Competent Authority.



**(Shard)**  
**Scientist-E**

**Copy to:**

1. Principal Secretary, Environment Department, Government of Maharashtra, 15<sup>th</sup> Floor, New Administrative Building, Mantralaya, Mumbai - 400 032.
2. APCCF (C), Integrated Regional Office (WCZ), Ministry of Environment, Forest and Climate Change, Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur - 440001.
3. Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4. Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3<sup>rd</sup> and 4<sup>th</sup> floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

*Shard*  
13/01/2024

---