STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2013/CR-297/TC-2
Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai- 400 032.
Date:26th July, 2016.

To,
M/s. Tech Mahindra Ltd.,
Plot 1, Phase III, Rajiv Gandhi Infotech Park,
MIDC-Hinjewadi, Tal- Mulshi,
Pune-411057.

Subject: Environment clearance for proposed IT building at plot No.4,Rajiv Gandhi InfotechPark,MIDC-Hinjewadi, Phase-III, Tal. Mulshi, Dist.Pune by M/s.Tech Mahindra

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 9th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 102nd meeting.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) B2 as per EIA Notification 2006.

Brief Information of the project submitted by you is as-

11T 1	Name of Project	Proposed IT Building by Tech Mahindra Ltd.
11T 2	Name, contact number & address of Proponent	• Name: Mr. Ajay Kankrej • Address: M/s. Tech Mahindra Ltd., Plot 1, Phase III, Rajiv Gandhi Infotech Park, MIDC-Hinjewadi, Taluka- Mulshi, District-Pune Pune-411057 • Phone No: 020-42250000 • Email ID: 36TUajay.kankrej@techmahindra.comU36T
11T 3	Name, contact number & address of Consultant	• Name: Building Environment (India) Pvt. Ltd. • Address: Office No.603, 6PthP Floor Sai Sangram, Plot no. 85, Sector 15, CBD Belapur, Navi Mumbai- 400614. • Telephone No.: +91-22- 27578554 • Email ID:info@beipl.co.in, beiplpune@gmail.com
11T 4	11TAccreditation of 11Tconsultant	Sr. No. 17, List of Accredited Consultant Organizations/ Rev. 39 March 08, 2016

	(NABETAccreditation)	
11T 5	11TType of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	IT Building
11T 6	Location of the project	Plot No. 4, Phase III, Rajiv Gandhi Infotech Park, MIDC-Hinjewadi, Taluka-Mulshi, District-Pune
11T 7	11TWhether in Corporation/Municipal / other area	Maharashtra Industrial Devlopment Corporation (MIDC)
11T 8	11TApplicability of the DCR	MIDC
11T 9	11TIOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	IOD/Sanctioned received from MIDC vide letter No. EE/IT/D56659/ of 2015 dated 1/12/2015
11T 10	11TNote on the initiated work 11T(If applicable)	• Total Constructed work (FSI + Non FSI): N.A. • Date and area details in the necessary approvals issued by the competent authority: N.A.
11T 11	12TLOI / NOC from MHADA/ Other approvals 12T(If applicable)	No such scheme involved
11T 12	Total Plot Area (mP^2P) Deductions Net Plot area	Plot Area: 50,072 mP^2 Deductions: 5007.20 mP^2 Net Plot Area: 45,064.80 mP^2P
11T 13	12TPermissible FSI 12T(includingTDR etc)	Permissible FSI: 2
11T 14	12TProposed Built-up Area(FSI & Non-FSI)	Proposed FSI: 44,326.62 mP^2 Proposed Non FSI: 62,743.17 mP^2 Total BUA area: 1,07,069.79 mP^2
		As Per IOD vide letter No. EE/IT/D56659/ of 2015 dated 1/12/2015: FSI: 42,220.42 mP^2P Non FSI: 64,487.53mP^2P Total BUA area : 1,06,707.95 mP^2
11T 15	11TGround-coveragePercentage (%). 11T(Note. Percentage of plot not open to sky)	36.56 %
11T 16	11TEstimated cost of the project	12TRs. 427.94 Cr.
11T 17	No. of building & its configuration (s)	1. Residential: N.A. 2. Club House: N.A. 3. Commercial: Main Building: 2P+Gr+9
11T 18	12Number of tenants andshops	Not Applicable
11T 19	12TNumber of expectedresidents / users	Fixed Users: 5000 No. Floating User: 600 No. Total Users: 5600 Nos.

11T 20	12Tenant density per hector	--
11T 21	12Height of the building(s)	46.50 m
11T 22	11TRight of way (Width ofthe road from the nearestfire station to theproposed building(s)	TThe road width varies from 20 m to 30 m from the nearest fire station & at a distance of 0.7 km
11T 23	12TTuming radius for easyaccess of fire tendermovement from allaround the buildingexcluding the width forthe plantation	9 meter
11T 24	11TExisting structure(s)	N.A.
11T 25	12TDetails of the demolition with disposal (If applicable)	N.A.
11T 26	Total Water Requirement	Residential and Commercial : Dry season: Source: MIDC • Fresh water : 156 KLD • Recycled water (Flushing): 78 KLD • Recycled water (Gardening): 68 KLD • HVAC Makeup: 0 • Total water Requirement: 234 KLD • Excess treated water: 22.48 KLD • Swimming pool: N.A. • Fire fighting : 500 CuM Wet Season: Source: MIDC • Domestic water : 156 KLD • Recycled water (Flushing): 78 KLD • Recycled water (Gardening):0 KLD • HVAC Makeup: 0 • Total Water Requirement: 234 KLD • Excess treated water: 90.48 KLD • Swimming pool: N.A. • Fire fighting: 500 CuM
11T 27	13TDetails about Swimming Pool:	13TDimension of Swimming Pool: N.A. 13TTotal water Requirement in KLD: N.A. 13TWater requirement for make up in KLD: N.A. 13TDetails of Plant & Machinery used for treatment of Swimming pool water: N.A. 13TDetails of quality to be achieved for swimming pool

		water and parameters to be monitored:12T13T N.A.
11T 28	11TRain Water Harvesting(RWH)	Residential: • Level of the Ground water table: N.A. • Size and no. of RWH tanks: N.A. • Capacity of RWH tank: N.A. • Location of the RWH tank(s): N.A. • Nos. of recharge pits: N.A 12TCommercial: 12TN.A • 12TNo. of RWH Tanks:12T N.A • 12TCapacity of RWH tanks:12T N.A • 12TLocation of the RWH tank (s):12T N.A • 12TNo of recharge pits: 10 no. of recharge pit with recharge bore size of 1.2m x 1.2m up to 10m depth Budgetary allocation (Capital cost and O&M cost): Capital Cost: Rs. 10 lacs O & M Cost: Rs. 1 lacs/ annum
11T 29	11TUG tanks	Residential & Commercial: • Domestic UG tank Capacity: 235 KL • Flushing UG tank Capacity (STP treated water): 117 KL • Fire UG tank Capacity: 500 KL
11T 30	11TStorm water drainage	• Natural water drainage pattern: North to South • Quantity of storm water: 21,030 Cum/Annual • Size of SWD: 600 mm
11T 31	11TSewage and Wastewater	Residential: • Sewage generation (CMD): N.A. • Capacity of STP (CMD): N.A. • STP technology: N.A. • Location of the STP: N.A Commercial: N.A. • Sewage generation (CMD): 187.20 • Capacity of STP (CMD): 190 • STP technology: MBBR • Location of the STP: In Amenity area Budgetary allocation (Capital cost and O&M cost) Capital cost: Rs. 56.50 Lakh O & M cost: Rs. 11.98 Lakh/Annum
11T 32	11TSolid waste Management	Waste generation in the Pre Construction and Construction phase: • Waste generation: 1,19,972.44 Cu.m. (Top Soil & Debris) • Quantity of the top soil to be preserved: 6665.14 Cu.m. (will be used for landscaping) • Disposal of the construction way debris: Use for

leveling, UCR wall & soiling.

Waste generation in the operation Phase:
Residential & Commercial:

- Biodegradable waste (Kg/day): 560
- Non-Biodegradable waste (Kg/day): 840
- E – waste (Kg/month): 212.5
- Hazardous waste (Kg/day): Negligible
- Biomedical waste (Kg/month) (If applicable): N.A.
- STP Sludge (Dry sludge) (Kg/day): 28.25 Kg/day

Mode of Disposal of waste:

- Dry waste: Handed over to SWaCH Organization
- Wet waste: Treated in organic waste composting system
- E – Waste: Sent to Green World International Pvt. Ltd.
- Hazardous waste: Sent to authorized recycler
- Biomedical waste (If applicable): N.A.
- STP Sludge (Dry sludge): Used as manure.

Area requirement:

- Location(s): Near STP
- Total Area Provided for Storage & treatment of the solid waste: 75 Sq.M.

Budgetary allocation (Capital cost and O&M cost)
Capital Cost: Rs. 15 lakh
O & M Cost: Rs. 4.52 lakh/year

11T 33

Green Belt Development:

Total RG area: 13,274.65 Sq.M.

1. RG Area other than green belt (please, specify for play ground, etc):
2. RG area under green belt:

- RG on the ground: 13,274.65 Sq.M.
- RG on the podium: N.A.

List of trees to be planted:

Sr. No	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance
1	Saraca asoka	Sita Asoka	13	Shady tree with Red-Yellow Flowers
2	Nyctanthus arbortristis	Parijatak	33	Flowering plant,
3	*Ficus benghalensis*	Wad	10	Medicinal
4	*Prunus dulcis*	Almond	19	Medicinal importance
5	*Syzygium cumini*	Jambhul	19	Fruit plant, Medium sized, Evergreen tree
6	*Mangifera indica*	Mango	1	Fruit Plant, Evergreen and Shade Giving Tree

7	*Tamarindus indica*	Tamrind	19	Medicinal
8	*Mimusops elengi*	Bakul	16	Flowering tree
9	*Bombax ceiba*	Kate sawar	10	Native, flowering tree, birds attract to pink flowers
10	*Bauhinia racemose*	Apta	21	Social importance, medicinal
11	Murraya koenihii	Curry leaf	07	Medicinal
12	*Phyllanthus emblica*	Awala	22	Medicinal, edible fruits
13	*Citrus limonum*	Lemon	22	
14	*Arecales*	Palm tree	6	Ornamental
15	*Cassia fistula*	Bahwa	22	Ornamental, drought tolerant species, well flowering plant, host plant for butterfly
16	*Anthocephalus kadamba*	Kadamba	21	Ornamental
17	*Bauhinia blackiana*	Kanchanraj	16	Ornamental, every part of the plant in medicinal, drought tolerant species
18	*Dalbergia sisoo*	Shisoo	10	Ornamental
19	*Michellia champaca*	Soanchaffa	15	Flower plant
20	*Ficus microcarpa*	Nandruk	20	Ornamental, medium sized evergreen tree, shady tree
21	*Lagerstromia speciosa*	Tahman	19	Ornamental, flowering tree, use to control soil erosion
22	*Bauhinia purpurea*	Gulabi kanchan	12	Ornamental, every part of the plant is medicinal, drought tolerant species
23	*Azadirachta indica*	Neem	22	Medicinal, purifyes air, very hardy native tree
24	*Butea monosperma*	Palas	33	Ornamental, bird attracting species, to control soil erosion
25	*Messua ferrea*	Nagkeshar	11	Ornamental
26	*Cochlospermum religiosum*	Sonsawar	14	Ornamental, medicinal value, native species
27	*Albizzia lebbek*	Shirish	22	Ornamental, its uses include environmental management, forage, medicine and wood
28	*Pongamia pinnata*	Karanj	17	Ornamental, medium sized deciduous tree, beautiful orange flowers
TOTAL			472	

- Number & list of tree species to be planted in the ground RG: 472
- Number & list of shrubs & bushes species planted in the podium RG: N.A.
- Number & list of shrubs & bushes species planted in the ground RG:

Shrub List:

Sr. No.	Botanical Name	Common Name
1	Thevetia	Yellow oleander
2	Plumbago	Leadwort
3	Allmanda	Golden trumpet
4	Michelia	Champak
5	Ixora	Rangan

6	Heliconia	Lobster - claws
7	Cassia biflora	Sonoran cassia
8	Calliandra	Powder - puff

- Number and list of trees species to be planted around the border of nallah/ stream/ pond (If any): N.A
- No. of Existing Trees: 28
- Number, size, age and species of trees to be cut, trees to be transplanted: 28

Botanical Name	Common Name	Diameter (m)	Height (m)	Quantity	Remark
Azadirachta indica	Neem	0.45	6.4	9	Replant
Mangifera indica	Mango	0.36	5.4	1	Replant
Bombax ceiba	Sawar	0.30	4.9	6	Replant
Terminalia elliptica	Ain	0.36	5.4	6	Replant
Ziziphus mauritiana	Bor	2.7	3.3	4	Replant
Albizia procera	Kinai	0.36	6.7	2	Replant

- NOC for the Tree cutting / transplantation/ compensatory plantation, if any: NOC received from forest department for tree transplantation.

Budgetary allocation (Capital cost and O&M cost)
Capital cost: Rs. 63 lacs
Operation & maintenance cost: Rs 30 lacs/annum

11T 34	Energy	Power supply: • 12TMaximum Demand: 4209.96 KW • 12TConnected Load: 6476.86 KW • 12TSource: MSEDCL • 12TTotal DG power consumption for residential building: During Construction Phase 1 x 140 KVA & during Operation Phase 6 x 1010 KVA • 12TTotal DG power consumption for club house & commercial building: 6 x 1010 KVA Energy Saving Measures: • E12Tnergy efficient LED fixtures are proposed for all areas of buildings • 12TInstall motion sensors in conference rooms & cabins • 12TSolar powered lamp post for street, external & landscape lighting • 12TDay light photo sensors to ascertain automatic shut off of common area lighting when not in use • 12TUtilize all pumping stations at night time to get benefit of less tariff of MSEDC • 12TSolar Heating System is being proposed for Hot water • 12TAll electrical equipment's like Transformer, D.G. Set, UPS, Pumps etc. of

high efficiency will be used

- 12TAll common utilities viz. area lighting, STP, WTP etc. will have independent kWH metering system to monitoring energy use
- 12TGroup control & V3F drive motors should be used for lifts, which saves energy consumption
- 12TProvision of separate energy meters for all pollution control devices
- Detail calculations & % of saving: 14.17 %

Compliance of ECBC Guideline: Yes

Sr. No	Clause	ECBC Requirements	Compliance
1	5.2.2	Minimum equipment efficiencies for Air conditioning	All equipment's will have COP & IPLV as per ECBC.
2	5.2.3.1	All mechanical cooling system shall be controlled by time clock that, (a) Can start and stop the system under different schedules for three different day- types per week (b) Is capable of retaining programming and time setting during loss of power for a period of atleast 10hours (c) Includes a manual override that allows temporary operation of the system for	All equipment's will be provided as per ECBC.

				up to 2 hrs.	
		3	5.2.3.2	All heating & cooling equipment's shall be temperature controlled	All equipment's will be provided as per ECBC.
		4	5.2.5.1	All HVAC System must be balanced in accordance with accepted engineering standards	Air system will be balanced as per ECBC norms.
		5	5.2.6.1	Condenser Location – Condensers shall be located such that heat sink is free of interference from heat discharge by devices located in adjoining space.	Proper care will be taken as per ECBC at the time of installation of units.
		6	6.2.2	Equipment Efficiency: Solar Water Heater shall meet the performance/minimum efficiency level mentioned in IS 13129 (part 1 & 2)	All equipment's will be energy efficient as per ECBC.
		7	6.2.4	Piping Insulation	All piping will be as per ECBC.
		8	7.2.1.1	Automatic Lighting Shutoff - Lighting for common area controls occupancy sensors.	Common area lighting will be provided with occupancy Sensors or timer for saving energy.
		9	7.2.1.2	Space Control – Each space enclosed by ceiling height partitions shall	General lighting control will be done as per ECBC.

				have at least one control device to independently control the general lighting within the space.	
		10	7.2.1.3	Control in daylighted Areas – Luminaries in daylighted areas greater than 25mP^{2}P shall be equipped with either a manual or automatic control device.	Control in daylighted areas will be done as per ECBC.
		11	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Exterior area lighting will be provided with timer for saving energy.
		12	7.2.2	Exit Signs – Internally illuminated exit signs shall not exceed 5W per face.	All equipment's will be provided as per ECBC.
		13	7.3	Interior lighting power to be within specified limits	All light in common open area will be ceiling mounted. It illuminates the required area only.
		14	7.4	Exterior lighting power to be within specified limits	Selection of pole & cross arm will be done as per ECBC.
		15	8.2.1.1	Maximum allowable power loss from transformer to be within specified limits.	We have planned to use high efficiency Transformer to reduce losses. Losses for Transformer will be as per IS standards & ECBC norms.

		16	8.2.2	Energy efficient motors.	All motors will be energy efficient as per ECBC.
		17	8.2.3	Power factor be maintained between 0.95 lag and unity.	PF will be maintained as per ECBC.
		18	8.2.4	Check metering	Check Metering for common services will be provided.
		19	8.2.5	Power distribution system losses to be maintained less than 1%	We will use low watt loss MCB in entire distribution system & power cabling shall be adequately sized as to maintain the distribution losses not to exceed 1% of the total power usage.

Budgetary allocation (Capital cost and O&M cost)
Capital cost: Rs. 727.75 lakh
Operation & Maintenance Cost: Rs. 99.02 lakh/annum

Number and capacity of the DG sets to be used:

- Number and capacity of the DG sets to be used: 1 x 140 KVA for Construction phase & 6 x 1010 KVA for Operation phase
- Stack Height:
  For 140 KVA DG Set: 5m
  For 1010 KVA DG Set: 43 m

Electricity requirement from MSEDCL:

- 12TMaximum Demand: 4209.96 KW

HT Line passing through the plot if any: N.A.

11T 35

Environmental Management plan Budgetary Allocation:

EMP During Construction Phase:

Sr. No.	Parameter	Total Cost/ year (Rs. Lakh)
1.	Personnel Protective Equipment	7.0
2.	Site Sanitation Facility	8.0
3.	Drinking water facility	13.0
4.	Solid waste management	13.0
5.	Safety railing, platform, ladder, hoist, Cranes etc.	15.0
6	Health Check up	7.0
7	House keeping	3.0

8	Environmental Monitoring	10.0
Total Cost		76.00

EMP during Operation Phase:

Sr. No.	Description	Capital Cost (Rs. Lacs)	O & M Cost Per Annum (Rs. Lakh)
1	STP	56.50	11.99
2	RWH	10.0	1.0
3	MSW	15.00	4.52
4	Electrical cost	727.75	99.02
5	Landscaping	63.0	30.0
6	Environment Monitoring	--	4.45
7	Safety training & awareness	5.0	--
8	Compost Analysis	--	0.36
9	Tanker water (Additional water if required)	--	10.95
10	Tree Transplanting	4.20	--
Total		881.45	162.29

- Quantum and generation of Corpus fund and Commitment: NA.
- Responsibility for further O & M: Project proponent shall operate and maintain EMF

11T 36

Traffic Management:

Nos. of junctions to the main road & design the confluence: N.A.

Plot Area: 50,072 Sq.M.
Parking Details:

Sr. No	Type	Applicable no of parking as per DCR	Provided Parking
1	2 Wheelers	85	85
2	4 Wheelers	1717	1690
3	Cycles	--	--
4	Public Transport	--	--

Total area provided for parking: 56,465.97 Sq.M.

No. of car parking provided: 1690

Type of parking (Open/Stilt/Basement):
Basement parking, Stilt parking, Open parking

Area per car including driveway provided for car parking:
For Basement: 35 Sq.M.
For Stilt/Podium: 30 Sq.M.
For Open parking: 25 Sq.M.

Width of all internal roads (m): 6m to 10m

11T 37	CRZ/RRZ clearance obtain, if any	N.A.		
11T 38	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	N.A.		
11TCheck list for the other necessary approvals				
		11TStatus of the approval	11TName of the competent authority	11TDate of the issued letter
11T 39	12TCFO NOC for the abovesaid building structure(s)	Provisional NOC obtained	MIDC	03/09/2015
11T 40	11THRC NOC for the abovesaid building structure(s) 11T(If applicable)	Not Applicable		
11T 41	12TNOC for the above said 12Tbuilding structure(s) from the Aviation authority *(If applicable)*	Not Applicable		
11T 42	Consent for the water for the above said detail(s)	Obtained	MIDC	18/12/2015
11T 43	Consent for the drainage for the above said detail(s)	11TN.A.	N.A.	N.A
11T 44	11TConsent for the electricsupply for the proposeddemand	--	--	--
11T 45	Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	--		
11T 46	Court Order (If applicable)	Not Applicable		
11T 47	Other approvals (If any)			
	Tree Transplantation NOC	Obtained	Forest Department, Paud Range, Pune	02/02/2016

3. The proposal has been considered by SEIAA in its 102nd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions :

General Conditions for Pre- construction phase:-

(i) This environment clearance is issued for the total built up area of 1,06,707.95 Sq.m as approved by Local Planning Authority.

(ii) This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any. Judgments/orders issued by Hon'ble High Court, Hon'ble NGT, Hon'ble Supreme Court regarding DCR provisions, environmental issues applicable in this matter

should be verified. PP should submit exactly the same plans appraised by concern SEAC and SEIAA. If any discrepancy found in the plans submitted or details provided in the above para may be reported to environment department. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use.

(iii) E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2011.

(iv) The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

(v) 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.

(vi) PP has to abide by the conditions stipulated by SEAC & SEIAA.

(vii) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

(viii) "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.

(ix) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

General Conditions for Construction Phase-

(i) 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 and First Aid Room etc.

(ii) 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.

(iii) The solid waste generated should be properly collected and segregated. dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.

(iv) Disposal of muck during construction phase should not create any adverse effect on the neighboring 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.

(v) Arrangement shall be made that waste water and storm water do not get mixed.

(vi) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

(vii) Additional soil for leveling 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.

(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) 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.

(x) Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.

(xi) 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.

(xii) 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.

(xiii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.

(xiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

(xv) 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.

(xvi) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).

(xvii) Ready mixed concrete must be used in building construction.

(xviii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.

(xix) Storm water control and its re-use as per CGWB and BIS standards for various applications.

(xx) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

(xxi) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

(xxii) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.

(xxiii) Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

(xxiv) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.

(xxv) 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.

(xxvi) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.

(xxvii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

(xxviii)Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.

(xxix) Diesel power generating sets proposed as source of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

(xxx) Noise should be controlled to ensure that it does not exceed the prescribed standards. During nighttime the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

(xxxi) 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.

(xxxii) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

(xxxiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

(xxxiv) 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.

(xxxv) 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.

(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

General Conditions for Post- construction/operation phase-

(i) Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in Para 2. Prior certification from appropriate authority shall be obtained.

(ii) Wet garbage should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. Local authority should ensure this.

(iii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.

(iv) A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.

(v) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.

(vi) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

(vii) Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB & this department.

(viii) 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://ec.maharashtra.gov.in.

(ix) 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.

(x) 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.

(xi) 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_2, NOx (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.

(xii) 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.

(xiii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

7. **Validity of Environment Clearance**: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.

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

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

10. Any appeal against this environmental 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.

(S. M. Gavai)
Member Secretary, SEIAA

Copy to:

1. Shri. Jagdish Joshi, Chairman,IAS (Retd.). SEAC-III, Flat no. 3, Tahiti chs. Juhu Vers Ova Link Road, Andheri (W), Mumbai- 400 053.

2. Additional Secretary, MOEF, 'MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

3. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).

4. IA- Division, Monitoring Cell, MoEF& CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.

5. Managing Director, MSEDCL, MG Road, Fort, Mumbai

6. Collector, Pune.

7. CEO, Maharashtra Industrial Development Corporation (MIDC).

8. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.

9. Regional Office, MPCB, Pune.

10. Select file (TC-3)

(EC uploaded on)