

F.No.21-99/2016-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: 18th May, 2017

To,

M/s Dosti Realty Limited,
Lawrence & Mayo House, 1st Floor,
276, Dr. Road, Fort,
Mumbai - 400001 (Maharashtra)

Email: info@dostigroup.com
Fax: (022) 22055556

Subject: Residential cum commercial project at S. No. 112A, 113/ 114, 117, 118, 119/122A, 123A, 296/297, 318 P. No. 3,4,5,5A,10,11,11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra by M/s Dosti Realty Limited - Environmental Clearance - reg.

Reference: Your online proposal No. IA/MH/MIS/61054/2016 dated 12th December, 2016.

Sir,

This has reference to your online proposal No. IA/MH/MIS/61054/2016 dated 12th December, 2016, submitting the above proposal to this Ministry for grant of Environmental Clearance (EC) in term of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for **Residential cum commercial project** at S.No. 112A, 113/114, 117, 118, 119/122A, 123A, 296/297, 318 P. No. 3,4,5,5A,10,11, 11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra promoted by M/s Dosti Realty Limited, was considered by the Expert Appraisal Committee (Infra-2) in its 13th meeting held on 23rd-25th January, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The project involves construction of residential cum commercial project at S. No. 112A, 113/ 114, 117, 118, 119/ 122A,123A, 296/ 297, 318 P. No. 3,4,5,5A,10,11,11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra promoted by M/s Dosti Realty Limited. The project is located at 18°30'20.31"N Latitude and 73°55'08.46"E Longitude.
- (ii) The total plot area is 48,284.39 m². FSI area is 84,412.73 m² and total built-up area is 1,46,972.99 m². The project comprises of 13 Residential Buildings, 1 Commercial building, and club house. Total 712 Flats and 870 m² of commercial area shall be developed. Maximum height of the building is 68.10 m.
- (iii) During construction phase, total water requirement is expected to be 150 KLD which will be met by tanker water. 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. During operational phase, total water requirement will be 419 m³/day of which, fresh water requirement from PMC (Municipal Water Supply) will be 300 m³/day and remaining water requirement (96 m³/day) will be met from recycled water/treated sewage.

- (iv) Wastewater generation will be 362 m³/day and treated in STP of 400 KLD capacity. 96 KLD of treated wastewater will be recycled for flushing. About 239 KLD will be discharged in Municipal sewer lines.
- (v) About 2277 kg/d solid waste will be generated in the project. The biodegradable waste (1366 kg/d) will be processed in mechanical composting (Eco-biocompack) and the non-biodegradable waste generated (911 kg/d) will be handed over to authorized local vendor.
- (vi) Space of 100 m² will be provided for solid waste management.
- (vii) The total power requirement during construction phase is 300 kVA and will be met from MSEDCL and Total power requirement during operation phase is 3.3 MW and will be met from MSEDCL.
- (viii) Rooftop rainwater of building will be recharged in ground through 5 nos. of recharge pits.
- (ix) Parking facility of 1631 Nos. for four wheelers and 2525 Nos. for two wheelers are proposed to be provided against the requirement of 986 and 1510 respectively (as per local norms).
- (x) Proposed energy saving measures would save about 20.6 % of power.
- (xi) It is reported that water bodies namely Irrigation Department's water supply canal (Mutha canal section)- 120 m and Mula- Mutha River (3.5 km) are located within 10 km distance.
- (xii) **Investment/Cost of the project:** Rs. 488 Crore.
- (xiii) There is no court case pending against the project.
- (xiv) **Employment potential:** 160 Nos.
- (xv) **Benefits of the project:** The proposed project will provide good quality housing with all the amenities and waste processing / recycling facilities. The project will generate employment (Labour employment of household activity) during operational phase which will benefit the local population in getting work opportunities. It will create long term employment in activities such as maintenance of the buildings and ancillary services.

4. The EAC, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project **Residential cum commercial project** at S. No. 112A, 113/ 114, 117, 118, 119/ 122A, 123A, 296/ 297, 318 P. No. 3,4,5,5A,10,11,11A,12,15,16 Pune Solapur Road, Hadapsar, Pune, Maharashtra promoted by M/s Dosti Realty Limited, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-



PART A – SPECIFIC CONDITIONS:

I. Construction Phase

- (i) 'Consent to Establish' shall be obtained from State Pollution Control Board under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (ii) 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.
- (iii) Construction site shall be adequately barricaded before the construction begins.
- (iv) The building envelope for all air conditioned buildings/ spaces shall be complied with the ECBC. Roofs and opaque walls shall comply with the maximum assembly U factor or the minimum insulation R-value as well as lighting systems and equipment shall comply with the provisions of Energy conservation building Code.
- (v) 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.
- (vi) 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.
- (vii) Sewage shall be treated in the STP (with tertiary treatment i.e. Ultra Filtration). The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling.
- (viii) As proposed, 5 nos. of rain water recharge pits as per CGWB guidelines.
- (ix) Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. As proposed, 100 m² of area for the proposed building shall be provided for solid waste management within the premises which will include area for segregation, composting etc. The inert waste from project will be sent to dumping site of Municipality. E-waste shall be disposed through authorized E-waste processor re-cyclers.
- (x) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xi) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xii) All the top soil excavated during construction activities shall be stored for use in horticulture/ landscape development within the project site.
- (xiii) Disposal of muck during construction phase shall 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.



- (xiv) 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.
- (xv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xvi) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xvii) 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.
- (xviii) 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.
- (xix) 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.
- (xx) Ambient noise levels shall conform to residential standards 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.
- (xxi) Fly ash shall be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
- (xxii) The project proponent shall also comply with conditions stipulated at Annexure-XIV of the amended EIA Notification dated 09.12.2016 and seek the approval of the CGWA before any dewatering for basements.

II. Operation Phase

- (i) 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 sets may be decided with in consultation with State Pollution Control Board.
- (ii) Fresh water requirement from Municipal Water Supply shall not exceed 300 m³/day.
- (iii) 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.
- (iv) 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. Periodical monitoring of water

quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

- (v) No sewage or untreated effluent shall be discharged into storm water drain/river.
- (vi) Solid wastes shall be collected, treated and disposed in accordance with the Solid Waste Management Rules, 2016. No municipal waste should be disposed off outside the premises.
- (vii) Rain water harvesting structure for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pretreatment must be done to remove suspended mater, oil and grease. The bore well for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- (viii) 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.
- (ix) Energy conservation measures like installation of CFLs/ 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. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (x) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.


PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Nagpur who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Nagpur.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall



be obtained, as applicable by project proponents from the respective competent authorities.

- (vii) These stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Nagpur.
- (ix) Any appeal against this clearance 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.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body 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&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral 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 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&CC by e-mail.
- (xiii) This issues with the approval of the Competent Authority.



(Dr. Vinod K. Singh)
Scientist D

Copy to:

- 1) The Principal Secretary, Environment Department, Government of Maharashtra, 15th Floor, New Administrative Building, Mantralaya, Mumbai - 400 032.
- 2) The APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur - 440001.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office

Complex, East Arjun Nagar, New Delhi - 110 032.

- 4) The Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th 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.


(Dr. Vinod K. Singh)
Scientist D

