



भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FORESTS &
CLIMATE CHANGE

Regional Office (WCZ)
Ground Floor, East Wing
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F. No. 16-78/2008(ENV)/1732
To

Dated: 5th May, 2017

The Scientist 'F'
IA Division (Infrastructure-II),
Ministry of Environment, Forest & Climate Change
Vayu Wing, 3rd Floor, Indira Paryavaran Bhawan,
Aliganj, Jorbagh Road,
New Delhi-110003

Sub: Status of compliance of conditions stipulated in the environment clearance dated 31.03.2008 accorded by the Ministry of Environment, Forests and Climate Change, New Delhi to M/s Matrix Developers Private Limited, Pune for their residential project titled 'Manas' in Bhugaon, Pune.

Ref: MoEF&CC's Environment Clearance No. 21-520/2007-IA.III dated 31.03.2008

Sir,

I am directed to refer to the letter mentioned above reference above vide which the proposal mentioned in the subject above was accorded environment clearance by Ministry of Environment Forest and Climate Change, New Delhi. The Project Proponent vide their letter dated 14.02.2017 has requested for a certified report on the status of compliance of conditions stipulated in the environment clearance dated 31.03.2008. In this connection, it is to inform that a visit of the area was undertaken by the Regional Office on 8.04.2017 to monitor the updated status of compliance. Observations of the Regional Office on the issues, as revealed during the inspection, are given as under:

1. The project envisages development and construction of township named "Manas" at village Bhugaon, Tal Muishi, Pune, Maharashtra. The township project of the PP comprised of 49 residential buildings, 105 row houses, 102 bungalows, 46 twin bungalow and 520 EWS units, commercial buildings (250 shops), health facilities, library town hall, school garden and play ground. The total plot area of the project is 57.60 ha with built up area of 40.467 ha. Now the PP has proposed additional built up area of 2,62,057.49 Sq meters and thereby total built up area of project has been revised to 6,66,735 sq meters.
2. The proposal envisages revision in total build up area in pursuance to the recent Guidelines issued by the State Level Environment Impact Assessment Authority on Floor Space Index (FSI). In order to maintain the FSI and non-FSI area as per recent guidelines, the PP has sought amendment in the environment clearance as the total FSI and non-FSI area has been reworked in accordance with the instructions contained in the recent guidelines.
3. It is observed that premises of the PP is traversed by seasonal nallah. The PP has undertaken some conservation measures by constructing a major check dam (concrete) and small check dams (gabion structures). The entire area of the PP constitutes the catchment of the said nallah. No credible report on the water regimes in the area is available with the PP. It is therefore proposed that a study through an organization of repute should be conducted in the premises of the PP and accordingly, measures for management and conservation of seasonal water sources should be implemented by the PP based on the outcome of the report.
4. It is also observed that certain areas of the premises of the PP harbouring STPs and OWC is poorly managed in terms of green belt development and landscape development. The PP needs to carry out proper

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landscaping of the area supported by appropriate plantation of indigenous species to arrest fugitive emission and to improve aesthetics of the area.

5. It is also worth mentioning that environment clearance dated 3.10.2007 was accorded by the MoEF&CC, New Delhi in favour of M/s Flagship Infrastructure Private Limited for their residential project titled 'Manas'. The name of the project stands changed to 'Forest Trail'.

6. **Conditions not complied with by the PP**

- i. Condition no. (v) of construction phase - Reported as not applicable in view of the fact that currently, PP is using water supplied from the Pune Municipal Corporation and additional requirement of water is met through water tankers procured from the market.
- ii. Condition no. (x) of construction phase - Reported as not applicable by the PP without furnishing a tenable justification. However, it is observed during the inspection that PP has provided separate drainage line for storm water in their premises.
- iii. Condition no. (xxiii) of operation phase- Reported as not applicable with the justification that diesel is procured from vendors as and when required and not stored at site. The PP has also informed that power supply to the premises is uninterrupted. It is during monthly shut downs when DG sets are used for supplying power.
- iv. Condition no. (xi) of operation phase- PP has reported as not applicable as they are not using ground water or they are not withdrawing ground water through bore well in their premises. However, given the extent of construction in the area, the PP should regularly monitor the ground water level to assess the impact of reduced infiltration on the ground water level.


7. **Conditions complied with partially**

- i. Condition no. (xii) of the operation phase – The PP has informed that a copy of the report containing energy conservation measures has been submitted to the MoEF&CC, New Delhi during the meeting of EAC for the environment clearance. However, copy of report was not made available to the Regional Office during the inspection.
8. The PP has informed that no court case is pending or show cause notice is issued against their project.

This issues with the approval of the Addl. PCCF (Central), Regional Office (West Central Zone) MoEF&CC, Nagpur.


Encl: as above

Yours faithfully,


Charan Jeet Singh
Scientist 'C'

Copy to:

1. Director RO HQ, Ministry of Environment, Forest & Climate Change, Government of India, 1st Floor Agni Wing, Indira Paryavaran Bhawan, Jorbagh Road, New Delhi- 110 003.
2. Principal Secretary & Member Secretary, State Level Environment Impact Assessment Authority, Government of Maharashtra, Revenue & Forest Department, Mantralaya, Mumbai-400032
3. Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
- ✓ 4. M/s Paranjape Schemes (Construction) Limited, 1-Somanth, Ram mandir Road, Vile Parle East, Mumbai – 400057.
5. Guard File.


Charan Jeet Singh
Scientist 'C'