

Single-Window Hub

and Virtuous Environmental



Government of India Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), Maharashtra)

To,

The Partner

KUMAR & POTNIS

6, Ekta Park, 1st floor, above Nirmitee showroom, Law college road, Erandwane, Pune 411004 -411004

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity

under the provision of EIA Notification 2006-regarding

Sir/Madam.

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/255476/2022 dated 07 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.

2. File No.

3. **Project Type**

4. Category

5. Project/Activity including Schedule No.

6. Name of Project EC22B038MH114680

SIA/MH/MIS/255476/2022

Expansion

B2

8(a) Building and Construction projects

Expansion of Residential cum commercial project - KUMAR PINAKIN at S.No.53(p),

54(p) Village-Baner, Tehsil- Haveli, Pune by Kumar & Potnis

7. Name of Company/Organization **KUMAR & POTNIS**

8. **Location of Project** Maharashtra

9. **TOR Date** N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 18/06/2022

(e-signed) Manisha Patankar Mhaiskar **Member Secretary** SEIAA - (Maharashtra)



Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/255476/2022 Environment & Climate Change Department Room No. 217, 2nd Floor, Mantralaya, Mumbai- 400032.

To M/s.Kumar & Potnis, S.No.53(p), 54(p) Village-Baner, Tehsil- Haveli, Pune.

Subject:

Environment Clearance for Expansion of Residential cum commercial project - KUMAR PINAKIN at S.No.53(p), 54(p) Village-Baner,

Tehsil- Haveli, Pune by M/s.Kumar & Potnis

Reference : Application no.SIA/MH/MIS/255476/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 140nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243rd (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/255476/2022					
2.	Name of Project	Expansion in Residential cum commercial project -					
		KUMAR PINAKIN at S.No.53(p), 54(p), Village-Baner,					
ļ		Tehsil- Haveli, District	- Pune, State - Maharashtra				
3.	Project category	8(a), B2					
4.	Type of Institution	Private					
5.	Project Proponent	Name Kumar & Potnis					
		Regd. Office address Kumar Capital, 2413, East Street					
		Camp, Pune. 411001					
		Contact number 02025439111					
		e-mail milan@kumarproperties.com					
6.	Consultant	Sneha Hi-Tech Products Pvt. Ltd.					
<u> </u>		Certificate No. NABET/EIA/1619/IA0028 dated 13.07.2017					
7.	Applied for	Expansion in EC					
8.	Details of previous EC	EC received on 25.03.2020 vide letter no. SEIAA-EC-					
		00000022under amnesty scheme. Bank guarantee of Rs.186.28					
		lakhs as per damage assessment cost is also submitted for the					
		same on 17.03.2020. We also obtained renewal of same BG on					
ļ		16.03.2022.					
9.	Location of the project	S.No.53(p), 54(p), Village-Baner, Tehsil- Haveli, District -					
		Pune, State - Maharashtra					
10.	Latitude and Longitude	Latitude: 18°33'14.12"N, Longitude: 73°46'10.66"E					
11.	Total Plot Area (m²)	36,300.00					
12.	Deductions(m ²)	10,091.14					
13.	Net Plot area(m²)	26,208.86					
14.	Proposed FSI area(m²)	90,941.61					

5.	Proposed non-	-FSI ar	ea(m2)	56,82	29.08						
6.	Proposed TBU	JA (m ²) .	1,47,	1,47,770.69						
7.	TBUA(m²) approved by Planning Authority till date				Earlier approval received vide letter no. CC/3149/19 dtd 12.03.2020 for FSI area of 49,929.31 sq.m. Amended approval is in process						
8.	Ground coverage	ge(m²)	<u>&</u> %			q.m (16.3					
9.	Total Project (Cost (F	Rs.)	Rs. 1	85.59	Cr					
0.	CER as per Mc Dated01/05/20	EF& C 18	ircular	Not a	Not applicable as per OM dtd 25.02.2021						
21.	Details of Bui	s:Floor=F	oor=F,Parking=Pk,Podium=Po,Stitt=St,Lo =UG,Basement=B,Shops=Sh>				Reason for Modification/ Change				
	Previous EC/ Existing Building				g Proposed Con		ifiguratio	n	T		
	Building Name	Configurat ion		Height (m)	Buil Nan	lding ne	Configu tion	M.	Height (m)		
	Building A	LP+U floors		35.95	Bui	Building A Building B	LP+UP+ floors		35.95	No change	
	Building B	UP+1 floors	1	35.95	Bui		UP+11 floors	i situ Biring	35.95	No change	
	Building C	B+Sti floors	lt+11	35.55	- C1, C2 &		B+G+P1+ P2+P3+P 4+25 floors 2B+ GR + 2P + 11 floors	90.6	Addition of 1 bldg. with change in planning Change in nomenclature		
	Building D	B+Sti floors		35.55							
	Building E	2B+Gr+2P +11 floors		50.10	Bui	ilding D:					
	Club houses (2 nos.)	G + 1	floor	7.65	Clı	ub house	G +		7.65	Deletion of 1 clubhouse	
22.						Tenements: Residential - 749 nos. Commercial - 16970 sq.m Users: Residential - 3981 nos. Commercial - 1330 nos. Total: 5311 nos.					
	XX/-4 Dda		Dry Se	ason (CMI	<u>))</u>		<u> </u>	-	son (CMD)		
23	Water Budget Dry Seasor Fresh Wate								ater	392	
	Recycled w							cle	d water	· .	
	Recycled v (flushing)			ed water -			Recycled water - (flushing)			206	
	Recycled w			ed water ·			Recycled water - (Gardening)		d water -	0	
	Swimming F						Swimming Pool			0	
	Total			1 001	604		Total			598	
			Waste water generation			546	Waste water generation			546	
24	Water Storage Tank			ank	Capacity						
	Capacity for Fire fighting/UGT			For A & B		For C1, C2 & C3			For D		

		Fire tank	200 c	ıım	600 cu		200 cum	
			 	000 cu				
		Domestic water tank	195 c	um	625 cu	m	90 cum	
25	Source of water	PMC/Recycled wa						-
26	Rainwater Harvesting (RWH)	Level of the Grouwater table:	Pre-monsoon: 9 to 11 m below ground level Post- monsoon: 6.5 to 8.00 m below ground level NA 18 nos. 2.25 M. X 2.25 M. X 2.00 M				level	
		Size and no. of F tank(s) and Quar						
		Quantity and size recharge pits:						
į	*	Details of UGT tar	nks if			water harvest	ing	
27	Sewage and Wastewater	Sewage generation CMD:	546 m ³ /c	day				
		STP technology:	 	SMBR			<u> </u>	
		Capacity of STP		STP 1- 1	20 m ³ /da	ıy		_
		(CMD):		$380 \text{ m}^3/\text{d}$				
20	0.11177		+	60 m ³ /da				
28	Solid Waste	Type	Quantity(kg/d)		Treatment/disposal			
	Management during Construction Phase	Dry waste:	8.75 kg/	day	It will be segregated and handed over to authorize vendor			
		Wet waste:	3.75 kg/	day	It will be disposed off through Municipal waste collection system.			
		Construction waste	At actua	1	It will be utilized on site at maximum extent. Rest will be handed over to local body			
29	Solid Waste	Туре	Quantity	(kg/d)	Treatment/c	lisposal		
	Management during Operation Phase	Dry waste:		1029 kg/	/day	Will be han Authorized	ded over to	
		Wet waste:		1294 kg/	'day	Will be trea	ted in OWC	
		Hazardous waste:		NA		NA		
		Biomedical waste	At actua	I	Will be handed over to authorized vendor			
		E-Waste		9 kg/day		Will be han Authorized handling &	ded over to recycler for fur disposal purpos	ther
		STP Sludge(dry)	28 kg/da	у	Will be used as manure for gardening			
30	Green Belt Development	Total RG area (m²):				2,647.82 s	q.m.	
	•	Existing trees on			145 nos.			
ł		Number of trees t		Nil				
		Number of trees to be transplan Number of trees to be planted in compensatory trees:				Nil Nil		
İ					100			
		Total no. of trees	 -	198 nos.				
31	Power	Total no. of trees on site				343 nos.		
31 1		Source of power supply: During Construction Phase (MSEDCL Demand 116.25 KW			

		Load):					
		During	construction pha	ase- DG set	1 x 82.5 k		
		During load):		nase (Connected 6608		kW	
		During	Operation phase	e (Demand load):	3990 kW		
		Transfo	rmer:		f 630 kVA		
		DG set:			2 X 250 kVA, 3 X 160 kVA		
		Fuel use	ed: 482 483 483 483		HSD		
32	Details of Energy saving	Total Sa Savings	wings in Project: through renewab	16.38% le sources:11.83 %			
3	Environmental			Construction	phase		
	Management plan by during Construction	udget phase	Type	Details Total Cost (Rs. Lakhs			
			Capital Cost	Site Barricading, F Protective Equip	1 1 1 1	0.78	
			(Rs. Lakhs)	Site Sanitation- N toilets & Deb	Mobile		
				Managemen	1.4		
			O & M Cost (Rs. Lakhs	Water for Du Suppressio	1.4		
			per annum)	Site Sanitation &	3.02		
			Environm			2	
				Monitorin		0.72	
				Health Check		8.4	
				Environme Management		0.4	
				total	Cui	14.28	
34	Environmental	D 14	Component	Detail	Capit Cost (
	Management plan Budget during Operation phase				Lakh	s)	
			Sewage treatment	STP Operation and its maintenance	nd 50.8	6.85	
			RWH	Recharging existing ground water table		0 0.81	
			Swimming	Construction of swimming pool	45		
			Solid Waste	Collection Segregation and management of MSW	26.8	1.05	
			Hazardous waste	-	N/	A NA	

Γ	T		<u> </u>						
		Green belt	Plantation of new	26.65	4.75				
		development trees and							
			maintenance of						
			existing trees						
		Environment	To monitor	-	4.0				
		al	sustainability of						
		Monitoring	Environmental	!					
			Infrastructure						
İ		Environment	To monitor	-	6.4				
		Management	sustainability of						
		Cell	Environmental						
			Infrastructure						
		Energy	Energy savings	181.9	9.2				
		savings	measures						
		Disaster	Emergency	97.45	25.00				
	**		preparedness plan to						
		cost	develop and						
			implement onsite						
		Biomedical	Handling		1.0				
		Waste	segregation and						
		Manageme	management of						
		nt	waste like mask,						
	i i i i i i i i i i i i i i i i i i i		shields, PPE kits						
			etc.						
	·	Total		450.33	61.56				
35	Traffic	Required as per	DCR Actual Prov	vided /	Area per parking(m²)				
	Management								
	4-Wheelers	711	744	2	21 - 35				
26	2-Wheelers	Scooters: 1868	2649		-				
36.	Details of Court cases/litigations 1. Issue of violation letter on 15.12.2014 by Envt. Dpt.								
	w.r.t. the project and project of Gov. of Maharashtra								
	2. Envt. Dpt. of Gov. of Maharashtra issued letter to								
	MPCB on 15.12.2014 to file case in court								
!	그는 집에는 그는 그를 가는 것이 하는 것이 되었다. 그는 그는 그를 가는 그를 가는 것이 살아 있다는 것이 없는 것이 되었다. 그렇게 되었다는 것이 없는 것이 없는 것이다.								
	3. Case filed by MPCB in CJM court vide								
	0400886/2015 dtd 21.02.2015								
		1	status of the case: Adj	n for argi	ument on exhibit 26.				
Next date on 2nd May 2022									
1									

^{3.} Proposal is an expansion of existing construction project. PP has obtained earlier EC dated 25.03.2020 under violation category as per MoEF&CC Notification dated 14.03.2017 & 08.03.2018 for plot area of 36,300.00 m2 and total built up area of 80,755.03 5 m2 (FSI-41,929.32 m2 & Non-FSI- 38,825.71 m2). SEIAA decided to change configuration/footprint within the BUA of earlier EC dated 25.03.2020. SEIAA further reiterate that, expansion will be given only after completion of implementation of remediation Action plan as stipulated in earlier EC dated 25.03.2020. Proposal has been considered by SEIAA in its 243rd(Day-4)meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

- 1. PP to submit certified Compliance report from Regional Office MoEFCC Nagpur.
- 2. As agreed by PP, PP to submit the undertaking regarding the proposed built up is the maximum potential of the plot & they are not going for further expansion.
- 3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
- 4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

- 1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
- 2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
- 3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued byMoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
- 4. SEIAA after deliberation decided to grant EC for FSI- 41929.32 m2, Non FSI-38825.71 m2 and Total BUA- 80755.03 5 m2 (Plan approval-CC/0426/22, dated-23.05.2022).

General Conditions:

a) Construction Phase:-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 - V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
 - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas)
 Protection and Preservation of Trees Act, 1975 as amended during the validity of
 Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas)
 Protection and Preservation of Trees Act, 1975 as amended during the validity of
 Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
 - XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
 - XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an

independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
 - V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
 - IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
 - X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at http://parivesh.nic.in
 - XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

SPM, RSPM. SO2, 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.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- 4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
- 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
- 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
- 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid

as per EIA Notification, 2006, amended from time to time.

- 8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
- 9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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.

Manisha Patankar Mhaiskar (Member Secretary, SER, 2022)

Copy to:

- 1. Chairman, SEIAA, Mumbai.
- 2. Secretary, MoEF & CC, IA- Division MOEF & CC
- 3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
- 4. Regional Office MoEF & CC, Nagpur
- 5. District Collector, Pune.
- 6. Commissioner, Pune Municipal Corporation
- 7. Regional Officer, Maharashtra Pollution Control Board, Pune.