

BEFORE THE NATIONAL GREEN TRIBUNAL

**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED
24.05.2021 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT)
IN THE MATTER OF**

**APPEAL NO. 32 of 2020 (WZ)
(TANAJI B. GAMBHIRE VS CHIEF SECRETARY GOVERNMENT OF MAHARASHTRA
& ORS.)**

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Place : Pune

Date : 03.12.2021

भरत कुमार शर्मा/Bharat Kumar Sharma
क्षेत्रीय निदेशक / Regional Director
केंद्रीय प्रदूषण नियंत्रण बोर्ड
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पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय, भारत सरकार
Min. Env't. Forest & Climate Change, Govt. of India
महानगर, राजीवजी सिनेमा, बाणेश्वरी, पुणे-411045
फोन : 26111045, 26111046, 26111047, 26111048, 26111049, 26111050, 26111051, 26111052, 26111053, 26111054, 26111055


(Bharat Kumar Sharma)

Regional Director
Central Pollution Control Board
Regional Directorate, Pune

**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED
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MATTER OF APPEAL NO. 32 of 2020 (TANAJI B. GAMBHIRE VS CHIEF
SECRETARY GOVERNMENT OF MAHARASHTRA & ORS.)**

1. BACKGROUND

An appeal has been filed vide Appeal No. 32/2020(WZ) titled Tanaji B. Gambhire Vs Chief Secretary Government of Maharashtra & Ors. against order of State Environment Impact Assessment Authority (SEIAA), Maharashtra dated 25.03.2020 granting Environmental Clearance (EC) for construction project "Gangadham Towers" by the Project Proponent (PP) - M/s Goel Ganga India Pvt. Ltd., "at S. No. 578/2, Bibwewadi, Tal.-Haveli, Dist.- Pune on total plot area 20,798.00 sq. m. with FSI 50,641.85 sq. m. and non-FSI 74,222.80 sq. m.

Grievance in the appeal is that originally EC was granted on 17.10.2016 prior to the said EC dated 25.03.2020. However, the PP changed the scope of the project and sought Consent to Establish which was declined by the Maharashtra State Pollution Control Board (MPCB) on 02.04.2018 on the ground that the PP had established the project without consent for which show-cause notice dated 16.09.2017 had been issued.

The applicant has alleged that that the construction project is thus illegal and the PP has been granted the impugned EC with no remedial action as per law as grant of *ex-post facto* EC is illegal as requirement of prior EC is mandatory as held in various referred judgments of the Hon'ble Supreme Court.

The Hon'ble Tribunal also dealt with the same issue on the day of passing order dated 24.05.2021 in a connected matters in respect of same project proponent vide Appeal No. 34/2020(WZ) titled Tanaji B. Gambhire Vs Chief Secretary Government of Maharashtra & Ors.

In the said connected matter i.e. Appeal No. 34/2020(WZ) titled Tanaji B. Gambhire Vs Chief Secretary Government of Maharashtra & Ors, the Hon'ble NGT has directed vide para 4 of the order dated 24.05.2021 that "... it will be appropriate the SEIAA, Maharashtra to review its working in the light of the judgments of the Hon'ble Supreme Court and violations frequently being alleged, including the present case. A proper SOP be laid down for grant of EC in such cases so as to address the gaps in binding law and practice being currently followed. The MoEF may also consider circulating such SOP to all SEIAAs in the country..." It was also directed vide para 5 of the said order that "We also constitute a joint Committee of MoEF&CC, CPCB, and Maharashtra State PCB to look into the present matter and suggest a remedial action plan for the present case, including the quantum of compensation to be recovered, as far as possible within three months. The CPCB and State PCB will be nodal agency for coordination and compliance. Another connected matter between same parties for a different project being Appeal No. 32/2020(WZ) is also being dealt with by a separate order today and this direction will also apply to the said case..."

In the matter under reference i.e. Appeal No. 32/2020(WZ) titled Tanaji B. Gambhire Vs Chief Secretary Government of Maharashtra &Ors, the Hon'ble NGT has directed vide order dated 24.05.2021 that "... We have dealt with the same issue today in the connected matter in respect of same project proponent in Appeal No. 34/2020(WZ) and directed constitution of a joint Committee comprising MoEF&CC, CPCB, SEIAA, Maharashtra and State PCB to review their functioning in the light of the Supreme Court judgements and also to suggest remedial action, including the quantum of compensation in the individual case. The same joint Committee may give its report for the present matter in the light of directions in the connected matter..."

Copy of the Hon'ble NGT order dated 24.05.2021 in the matter under reference i.e. Appeal No. 32 of 2020 is given at **Annexure-I**.

In compliance with aforesaid order dated 24.05.2021 of the Hon'ble NGT, the committee comprising of the following members;

1. Shri. Bharat Kumar Sharma, Regional Director, CPCB Regional Directorate, Pune
2. Shri. Suresh Kumar Adapa, Scientist 'E', Integrated Regional Office, MoEF&CC, Nagpur
3. Shri Pankaj Joshi, Member – SEIAA, Maharashtra, and
4. Shri Pratap Jagtap, Sub-Regional Officer – MPCB Regional Office, Pune;

held meeting on 02.08.2021 and decided to seek relevant information in a questionnaire from various organizations viz. Integrated Regional Office of MoEF&CC, Nagpur, Maharashtra Pollution Control Board, Pune Municipal Corporation and State Environment Impact Assessment Authority (Maharashtra). These organizations were requested to send relevant information vide email dated 07.08.2021. Follow-up emails/meeting were also held thereafter. Upon receipt of information, the committee carried out site visit of the construction project- "Gangadham Towers" by M/s Goel Ganga Developers (I) Pvt. Ltd. at S. No. 578/2, Bibwewadi, Tal.-Haveli, Dist.- Pune on 05/10/2021. Smt. Harshada Shinde, Executive Engineer, Pune Municipal Corporation (PMC) and Shri Atul Jayprakash Goyal, Managing Director, along with his representative from M/s Goel Ganga India Pvt. Ltd., were also present during the site visit.

It is submitted that in the matter of OA No. 13 of 2021(WZ) titled Shashikant Vithal Kamble Vs M/s. Key Stone Properties & Ors, the Hon'ble NGT vide order dated 08.06.2021 has directed constitution of a two-member Committee comprising Additional Secretary, Ministry of Environment, Forest and Climate Change (MoEF&CC), nominated by the Secretary MoEF&CC and the Chairman, Central Pollution Control Board (CPCB) to conduct functional audit of SEIAA, Maharashtra to find out how such frequent blatant violations are taking place and how the situation can be remedied.

In view of the aforesaid orders of the Hon'ble Tribunal, this committee has looked into the project - "Gangadham Towers" by the Project Proponent (PP) - M/s Goel Ganga India Pvt. Ltd.," at S.

No. 578/2, Bibwewadi, Tal.-Haveli, Dist.- Pune, mentioned in the order dated 24.05.2021 of the Hon'ble Tribunal in the matter of Appeal No . 32/2020 titled Tanaji B. Gambhire Vs Chief Secretary Government of Maharashtra & Ors, for suggesting remedial action plan, if required, including quantum of compensation to be recovered. Observations, conclusions and recommendations of the committee, based on information received from PMC, MPCB and SEIAA, are given in subsequent paragraphs of this report.

2. OBSERVATIONS AND FINDINGS

A. Observations w.r.t Environmental Clearance (EC) and violations thereto, if any

- (a) The project proponent M/s Goel Ganga Developers (I) Pvt. Ltd. has been granted EC by SEIAA Maharashtra vide letter dated SEAC-III-2015/CR-7I/TC-3 dated 17.10.2016 for total plot area of 20,798 sq. m. for the project - "Gangadham Towers" at S. No. 578/2, Bibwewadi, Tal.-Haveli, Dist.- Pune, stipulating Layout Sanction details granted by PMC, total built up area and building configuration therein.

Subsequent to the said EC, the PP has obtained Plinth Check Certificates dated 18/5/2017, 03/11/2017 and 31/10/2018 which are as per the Layout Sanction and Building permission No. CC/0149/17 dated 21/4/2017 granted by PMC. Thereafter, the PP has applied on 03/8/2018 for amendment in the said EC dated 17/10/2016 based on Plan Approval No. CC/0909/18 dated 03/7/2018. Subsequent Plinth Certificates have been obtained by PP on 10/7/2020 which is based on Building Permission No. CC-2866/19 dated 14/2/2020 granted by PMC.

During the visit on 05/10/2021, the committee observed that project is under construction and there was no occupancy.

Details of the building configuration and total built up area mentioned in the aforesaid ECs, Sanction/Building Permissions and construction status are given in Table 1 below.

Table1: Details of the building configuration and total built up area mentioned in ECs, Sanction/Building Permissions and construction status

Sl. No.	Particulars (↓)	Building Configuration	Total Built up Area
1	Layout Sanctioned and Building Permission No. CC/2456/14 dated 17/11/2014 granted by PMC	<ul style="list-style-type: none"> • Building C1,C2,C3-P+6 • Building C4,C5,C6,C7,C8,C9-P+5 • Building A1 (LIG & MIG)-P+5 • Building B1 (LIG & MIG)-P+5 	FSI- 16656.22 Sq.m Non FSI-4542.27 Sq.m
2	EC dated 17.10.2016 granted by SEIAA	<p><u>Applicable IOD/IOA/Concession document or any other form of document as stipulated at Sl. No. 9 of the table at para 2 of the EC-</u> Sanction No. 2456/14 dated 17/11/2014*</p> <p><u>Configuration as stipulated at Sl. No. 17 of the table at para 2 of the EC:</u></p> <ol style="list-style-type: none"> 1. Residential: 3 no of building Bldg A: G+P1+P2+P3+Podium+20 Bldg B: G+P1+P2+P3+Podium+20 Bldg C: G+P1+P2+P3+Podium+20 2. Commercial Building: NA 3. Club House: G+1 4. EWS bldg: P+11 	FSI area (sq. m.): 26,547 .87sq.m + EWS built up: 2823.04 sq.m= 29,370.91 sq.m Non FSI area (sq. m): 49,256.80 sq.m. Total construction BUA area (sq.m.): 78,627.71 sq.m.
3	Layout Sanctioned and Building Permission No. CC/0149/17 Dated 21/04/2017 granted by PMC	<ul style="list-style-type: none"> • Building A and B-B1+B2+P1+P2+PODIUM+ 20 • Building C-B1+B2+P1+P2+PODIUM+ 14 • Building D- (EWS)- P+11 • Club House-G+1 	FSI- 37693.55 Sq.m Non FSI- 47481.03 Sq.m.
4	IOD No. CC/0909/18 dated 03/07/2018 granted by PMC	<ul style="list-style-type: none"> • Building A,B,C-B1+B2+P1+P2+PODIUM+ 26 • Two Meditation Hall–GF • Building E-P+11 • Building D (EWS)-P+11 • Club House –G+1 	FSI-50641.85 Sq.m Non FSI-74222.80 Sq.m
5	Amendment EC dated 25.03.2020 granted by SEIAA	Building configuration has not been stipulated in the EC but Specific Conditions No. V of the EC stipulates that the EC for - FSI: 50641.85 m2, Non-FSI: 74222.80 m2 and Total BUA: 124864.65 m2 (Plan Approval no-CC/0909/18, dated-03.07.2018)	
6	Building Permission No. CC/2866/19 dated 14/02/2020	<ul style="list-style-type: none"> • Building A,B-B1+B2+P1+P2+PODIUM+ 20 • Building C-B1+B2+P1+P2+PODIUM+ 13 • Two Meditation Hall–GF • Building D (EWS)-P+11 • Club House –G+1 	FSI-37704.11 Sq.m Non FSI-47158.55 Sq.m
7	Building Permission No. CC/0072/20 dated 11/06/2020 granted by PMC	<ul style="list-style-type: none"> • Building A,B-B1+B2+P1+P2+PODIUM+ 26 • Building C-B1+B2+P1+P2+PODIUM+ 3 • Two Meditation Hall–GF • Building D (EWS)-P+11 • Club House–G+1 	FSI-37479.61 Sq.m, Non FSI-47224.39 Sq.m
8	Status of construction as on 06.10.2021 as informed by PMC per CC/0072/20 dated 11/06/2020 Building Permission	<ul style="list-style-type: none"> • <u>Building A</u>-B1+B2+P1+P2+PODIUM+26 Floor Slab Completed • <u>Building B</u>- B1+B2+P1+P2+PODIUM+26 Floor Slab Completed • <u>Building C</u>- Work in progress (Excavation for footing is completed and footing work has begun). • <u>Building D (EWS)</u>-P +11 Floor Slab Completed other Work in progress • Club House-(G+1) – Building Completed 	Total Built up Area Constructed = 66,967.84 Sq.m

*The Sanction No. 2456/14 dated 17/11/2014 stipulated in the EC is Layout and Building Permission issued by PMC.

Copy of the said EC dated 17.10.2016 and Amendment EC dated 25.03.2020 are given at **Annexure-II**.

- (b) The EC dated 17.10.2016 has been granted w.r.t. Layout Sanctioned and Building Permission vide No. CC/2456/14 dated 17.11.2014 (as at Sl. No. 9 of the table at para 2 of the EC dated 17/10/2016) and the said EC also stipulates nos. of buildings, their configuration and total built up area (as at Sl. No. 17 and 14 of the table at para 2 of the EC dated 17/10/2016).

The building configurations and total built up area in the said stipulated Layout Sanctioned and Building Permission dated 17/11/2014 doesn't match with the nos. of buildings, their configuration and total built up area which have also been stipulated separately in the said EC dated 17/10/2016 (please refer Sl. No. 1 and 2 of the Table 1 above).

- (c) The minutes of 46th meeting of State Expert Appraisal Committee–III (SEAC-III), Maharashtra, held during April 25-29, 2016, records that *“PP informed that they have obtained full potential sanction.”*

Relevant part of minutes of subsequent 103rd meeting of the SEIAA Maharashtra held during June 26 – July 02, 2016, wherein SEIAA decided to grant the said EC dated 17/10/2016 under Item No. 49 of the said meeting, is reproduced as below:

“In 103rd meeting of SEIAA, it was observed that PP has submitted IOD vide No. 5/4448 dated 31.03.2015 for a built-up area of 78627.71 sq.m. The project proposal was discussed on the basis of the consolidated statement, compliance of the issues raised by SEAC-III submitted by PP, layout plan, floor plan, location of environmental infrastructures like STP, RWH, SWM, Disaster management plan, parking plan etc. It was noted that the SEAC III had recommended the proposal to SEIAA.

After detail deliberation, while agreeing with the stipulations as recommended by SEAC III in its 46th meeting and compliance submitted by PP, the SEIAA decided to grant Environmental Clearance for the built up area subject to the following conditions :-

- i. The EC is granted as per the IOD approved by the Pune Municipal Corporation (PMC) and if there is any change in the total built-up*

area/construction area, configuration of the building, location of environmental parameters etc., in the sanctioned plan, the project proponent shall approach SEIAA for amendment of environmental clearance.

...”

Copy of the aforesaid minutes of 46th meeting of State Expert Appraisal Committee-III (SEAC-III), Maharashtra, held during April 25-29, 2016 and minutes of 103rd meeting of the SEIAA Maharashtra held during June 26 – July 02, 2016 are given at **Annexure-III.**

W.r.t. the aforesaid IOD vide No. 5/4448 dated 31.03.2015 mentioned in the minutes of SEIAA and SEAC-III, PMC vide email dated 29.10.2021 and 01/11/2021 has informed that the same is a letter given for total permissible FSI without building configuration and no layout is sanctioned. Copy of the said letter No. 5/4448 dated 31.03.2015 issued by PMC is given at **Annexure -IV.** Thus, PMC letter No. 5/4448 dated 31.03.2015 does not include non-FSI, total built up area and building configuration and may not be full potential sanction/layout sanction/IOD. It may also be seen that the total FSI area stipulated in the EC dated 17/10/2016 is 29,370.91 sq. m. which is higher than the permissible FSI 27,355.94 sq. m. mentioned in the said PMC letter dated 31/3/2015.

Considering that the EC dated 17/10/2016 outlines building configuration, FSI & Non-FSI area and total built up area and there may have been an error in referring Sanction No. 2456/14 dated 17/11/2014 in the said EC dated 17/10/2016 in place of the said PMC letter dated 31.03.2015, the committee observes that the PP has not informed SEIAA about such error upon receipt of the said EC dated 17/10/2016.

Thus, PP may have misrepresented the SEAC and SEIAA by informing that they have obtained full potential sanction/IOD whereas PP was granted only total permissible FSI without building configuration and non-FSI or full potential sanction/IOD/Layout Sanction. This reveals that the PP had not obtained full potential sanction/IOD/Layout Sanction for seeking the EC of proposed nos. of buildings, building configurations, non-FSI area and total built up area as granted vide EC dated 17/10/2016 though the project has been appraised for the same as is evident from aforesaid minutes of meeting of SEAC-III and SEIAA given at **Annexure-III.**

- (d) Plinth check certificates dated 18/5/2017, 03/11/2017 and 31/10/2018 have been obtained only for building A, B and D (EWS) prior to amendment EC dated 25/3/2020. These Plinth check certificates have been issued based on Layout Sanctioned and Building permission No. CC/0149/17 dated 21/4/2017 which are same to that of building configuration mentioned in the EC dated 17/10/2016 except that the configuration “G+P1+P2+P3+Podium+nos. of floors” for building A, B and C have been changed to “B1+B2+P1+P2+PODIUM+nos. of floors” (please refer Sl. No. 2 and 3 of the Table 1 above).

PMC vide email dated 01/11/2021 has informed that there is error in terming the aforesaid building configurations as “B1+B2+P1+P2+PODIUM+nos. of floors” in their Layout Sanctioned and Building permission No. CC/0149/17 dated 21/4/2017 whereas the same are “G+P1+P2+P3+Podium+nos. of floors” as have been stipulated in EC dated 17/10/2016 taking into account the natural contour, definition of basement given under Unified Development Control and Promotions Regulations¹ for Maharashtra State and PMC site visit on 23/10/2021. However, there is partial basement in building A as B1 while B2+P1+P2+PODIUM of building A are above ground level. The email dated 01/11/2021 as received from PMC in this regard is given at **Annexure-V**.

Based on clarification given by PMC, as above, it may be concluded that no basements have been excavated w.r.t. EC dated 17/10/2016 as well as amendment EC dated 25/3/2020 except one partial basement as B1 in building A and that there is error in building configuration given in the said ECs and Layout Sanctioned and Building permissions/IOD granted by PMC.

The EC dated 25/3/2020 as amendment in EC dated 17/10/2016 has been obtained by the PP based on the IOD No. CC/0909/18 dated 03/7/2018 issued by PMC. Thereafter, Plinth Check certificate dated 10/7/2020 has been granted by PMC to the PP based on Building permission No. CC/2866/19 dated 14/2/2020. It may be

¹ As per definition under UDCPR, ““Basement” means the lower storey of a building below or partly below the ground level with one or more than one levels.” Similar definition has also been laid down under Development Control and Promotions Regulations for PMC (DCPR-2017).

observed that building configuration in amendment EC dated 25/3/2020 is similar to that of building configuration in EC dated 17/10/2016 except the aforesaid one basement in building A and that nos. of floors have increased from 20 to 26 and two Meditation Halls and another building E (P+11) have been added (please refer Sl. No. 2, 4, 5 and 6 of Table 1 above).

The Meditation Halls and building E (P+11) are yet to be constructed. PMC vide email dated 01/11/2021 has informed that buildings are currently under construction as per Building Permission dated 11/6/2020 and the said Building Permission is in conformation to that of IOD issued dated 03/7/2018 for which amendment EC dated 25/3/2020 is granted. There is no deviation in terms of built up area. The total built up area constructed as on 06/10/2021 is 66,967.84 sq. m. against the total built up area granted vide amendment EC dated 25/3/2020 of 1,24,864.65 sq. m. Details of the same are given at Sl. No. 8 of the Table 1 above.

B. Compliance of Consent required under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981

PMC has informed that as per letter dated 08/11/2016, the PP has conveyed that the development work has started from 08/11/2016. Copy of the said letter dated 08/11/2016 is given at **Annexure VI**.

The PP has made application dated 23/11/2016 to MPCB for Consent to Establish (CTE) under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981. Official of MPCB visited the site on 13/12/2016 and observed that excavation work of one building is completed and foundation civil work and compound wall are in progress. Further, sample flat is ready and site office is completed on site.

MPCB issued show-cause notice dated 16/9/2017 for refusal of Consent to Establish as PP has commissioned construction works without CTE from MPCB. Thereafter, CTE was refused by MPCB vide letter dated 02/4/2018 citing that the PP failed to reply to the said show-cause notice and started construction work without CTE. Copy of the said show-

cause notice dated 16/9/2017 and CTE refusal order letter dated 02/4/2018 issued by MPCB are given at **Annexure VII**.

The PP made application dated 03/4/2020 for CTE to MPCB. MPCB official during site visit on 10/8/2020 observed that construction activity is in progress. Tower A and B are completed for RCC work for 04 parking + Podium + 18 floors. Excavation work is in progress in Tower C. 10th floor slab for EWS building is in progress. MPCB issued CTE to the PP on 05/2/2021. Copy of CTE dated 05/2/2021 is given at **Annexure VIII**.

The above reveals that the PP started development/construction work of the project without CTE from MPCB and violated provisions under section 25 of the Water (Prevention and Control of Pollution) Act, 1974 and section 21 of the Air (Prevention and Control of Pollution) Act, 1981 from the day of start of construction i.e. 08/11/2016 till CTE obtained on 05/2/2021. Obtaining CTE before start of any construction work at site was also one of the "General Conditions for Pre-Construction Phase" laid down under the EC dated 17/10/2016.

3. CONCLUSIONS

(1) The observations, as given at para 2(A) above, reveal that:

(a) PP may have misrepresented the SEAC and SEIAA by informing that they have obtained full potential sanction/IOD whereas PP was granted only total permissible FSI vide PMC's Sanction No. 2456/14 dated 17/11/2014 which doesn't specify building configuration and non-FSI. Thus, the PP had not obtained full potential sanction/IOD/Layout Sanction for seeking the EC dated 17/10/2016 of proposed nos. of buildings, building configurations, FSI & non-FSI area and total built up area as granted vide EC dated 17/10/2016 though the project has been appraised for the same as is evident from aforesaid minutes of meeting of SEAC-III and SEIAA given at **Annexure III**.

Further, PP has not approached SEIAA upon receipt of the said EC dated 17/10/2016 for error, if any, in citing Sanction No. 2456/14 dated 17/11/2014 at Sl. No. 9 of para 2 in the said EC.

(b) The project has been constructed as per building configuration and total built up area as appraised by SEAC and granted by SEIAA and as stipulated at Sl. No. 9 of para 2

in the said EC dated 17/10/2016 except one basement in building A as B1 has been constructed for which prior EC was not granted.

Subsequent to the said EC dated 17/10/2016, there has been error in stipulating building configuration as “B1+B2+P1+P2+PODIUM+nos. of floors” in the subsequent Layout Sanctioned and Building permissions/IOD granted by PMC as well as in the amendment EC dated 25/3/2020 thereto instead of “G+P1+P2+P3+Podium+nos. of floors” and there does not exist basements except one partial basement as B1 in only building A, as informed by PMC.

However, construction of the aforesaid one basement in building A is evident prior to amendment EC dated 25/3/2020 as the Plinth Check Certificate for building A had already been obtained from PMC on 18/5/2017. EC for the said basement was not obtained vide EC dated 17/10/2016. Thus, there is violation of EC dated 17/10/2016 as well as prior EC requirement and that EC dated 25/3/2020 has been obtained as amendment to the said EC dated 17/10/2016 instead of declaring the said violation and also not declaring the said violation while making application dated 03/8/2018 for amendment in the EC dated 17/10/2016 based on which EC dated 25/3/2020 was granted.

- (c) The project is currently under construction as per amendment EC dated 25/3/2020. There is no deviation in terms of built up area. The total built up area constructed as on 06/10/2021 is 66,967.84 sq. m. against the total built up area granted vide amendment EC dated 25/3/2020 of 1,24,864.65 sq. m. Details of the same are given at Sl. No. 8 of the Table 1 above.

- (2) The observations, as given at para 2(B) above, reveal that PP started development/construction work of the project from 08/11/2016 without obtaining CTE from MPCB. The CTE is required under section 25 of the Water (Prevention and Control of Pollution) Act, 1974 and section 21 of the Air (Prevention and Control of Pollution) Act, 1981. Upon non-response by PP to MPCB's show-cause notice dated 16/9/2017, MPCB issued CTE refusal vide letter dated 02/4/2018. However, the construction work progressed in violations of provisions the said Acts as per site visit reports of MPCB official on 13/12/2016 and 10/8/2020 and also taking into account of plinth completion certificates dated 18/5/2017, 03/11/2017, 31/10/2018 and 10/7/2020 issued by PMC. Obtaining CTE

before start of any construction work at site was also one of the “General Conditions for Pre-Construction Phase” laid down under the EC dated 17/10/2016.

4. APPROACH FOR ENVIRONMENTAL COMPENSATION AND REMEDIAL MEASURES FOR PRIOR ENVIRONMENTAL CLEARANCE (EC) VIOLATION

Notification no. SO 804(E) dated 14.3.2017 on procedure to be adopted for dealing with the prior Environmental Clearance (EC) violation cases were issued by Ministry of Environment, Forest and Climate Change (MoEF&CC) under the Environment (Protection) Act, 1986 giving 06-month amnesty window for such proponents who have violated the EC regulations. These violations were primarily related to initiating the project work or carrying out the project activities without obtaining the mandatory EC. The cases of such proponents were to be assessed and the project constructed at a site were affirmative which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards. In case, where the finding of the Expert Appraisal Committee is negative, closure of the project were recommended along with other actions under the law. Such affirmative projects were also to be appraised with implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.

The project proponent were required to submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with the State Pollution Control Board and the quantification were to be recommended by State Expert Appraisal Committee (SEAC) and finalised by State Environmental Impact Assessment Authority (SEIAA) as per the aforesaid notification dated 14/3/2017 and subsequent notification dated 08/3/2018 issued by MoEF&CC. The bank guarantee were to be deposited prior to the grant of environmental clearance and to be released after successful implementation of the remediation plan and Natural and Community Resource Augmentation Plan, and after the recommendation by regional office of the MoEF&CC, SEAC and approval of the SEIAA.

In view of the above notifications, a committee was constituted (constituting Ex. Expert Member, NGT; members of SEIAA and SEAC for Maharashtra and advocate) in Maharashtra for evaluation process to evolve uniform guidelines to deal with the cases of violations under the chairmanship of Chairman, SEIAA, Maharashtra and submitted its report to the Department of Environment, Govt. of Maharashtra. After due consultation with stakeholders in a round table workshop, the Department of Environment (DoE) and SEIAA Maharashtra decided to follow the provisions of MoEF&CC notification dated 14.03.2017 as per the report submitted by the committee. Copy of the “Approach for the said Assessment for Environmental Damage And Estimation of Remediation Costs For Building Construction Projects initiated without obtaining mandatory Environmental clearance (Violation Cases)” decided to be followed by the DoE and SEIAA Maharashtra vide SEIAA letter no. SEIAA-2018/CR-150/SEIAA dated 30/1/2019 is available at

https://www.ecmpcb.in/login/download_ec_document/QjAwN0E4NkZDM0I2NDY4Mzk3QzUxOEVCQURGNzIGOTcucGRm

The aforesaid notification of MoEF&CC was, however, applicable for six months from the date of publication i.e. 14.03.2017 to 13.09.2017 and further based on Hon'ble court direction from 14.03.2018 to 13.04.2018.

Hon'ble NGT in Original Application No. 287 of 2020 in the matter of Dastak N.G.O. Vs Synochem Organics Pvt. Ltd. & Ors. and in applications pertaining to same subject matter in Original Application No. 298 of 2020 in Vineet Nagar Vs. Central Ground Water Authority & Ors., vide order dated 03.06.2021 held *that "(...) for past violations, the concerned authorities are free to take appropriate action in accordance with polluter pays principle, following due process"*.

Further, the Hon'ble National Green Tribunal in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors., vide order dated 24.05.2021 has directed that *"...a proper SoP be laid down for grant of EC in such cases so as to address the gaps in binding law and practice being currently followed. The MoEF may also consider circulating such SoP to all SEIAAs in the country"*.

In compliance to the directions of the Hon'ble NGT, a Standard Operating Procedure (SoP) for dealing with violation cases were issued by the MoEF&CC vide Office Memorandum F. No. 22-21/2020-IA.III dated 07/7/2021. The SoP outlines similar features of implementation of environmental management plan based on remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance to that of earlier notification dated 14.3.2017 but with some changes.

However, in the matter of Fatima vs The UOI, WP(MD) No.11757 of 2021, Hon'ble Madurai Bench of Madras High Court (Special Original Jurisdiction) vide order dated 15/07/2021 has ordered an interim stay on the said SOP.

In view of the aforesaid interim stay on the SoP for dealing with violation cases issued by the MoEF&CC, the aforesaid approach adopted by SEIAA Maharashtra for dealing with EC violations cases may be considered. Salient features of the said Department of Environment (DoE) and SEIAA Maharashtra adopted approach paper are as below:

- (i) It is in line with MoEF&CC Notification dated 14/03/2017 applicable for 06-month amnesty window for such proponents who violated prior Environmental Clearance (EC) requirement and takes into account of ecological damage and economic benefit derived due to violation and remediation plan and natural and community resource augmentation plan preparation & implementation thereto for building construction projects violation cases.

- (ii) Environmental damage cost assessment considering various project related attributes (air pollution, water pollution, soil environment, noise & vibration, green belt and Occupational Health & Safety) and their recurring & non-recurring cost.
- (iii) Assessment of economic benefits derived due to violation inclusive of the following:
- costs saved or/and not taking appropriate environmental protection measures and also, the benefits derived by going ahead with project to gain commercial gains. The same have been considered as 10% of Ready reckoner cost of the construction under violation if it is already occupied (fully or partially) or reasonably in advance stage of completion (more than 50%). In case, the construction is still not in advance stage of completion (less than 50%) and no occupation is given, then the benefits can be taken as 5% of the Ready reckoner cost for the construction in violation;
 - environmental track record of the project proponent of Rs. 10,00,000/- (Rs. Ten lakhs) for each of earlier or similar other environment clearance violation in other projects being developed by project proponent and/or any one of its directors.
- (iv) Preparation of remediation plan and natural and community resource augmentation plan as Environmental management plan (EMP) equivalent to the above-mentioned environmental damage cost and economic benefits, as at (i) and (ii) above, or the amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO 22-65/2017-IA-III dated 01/05/2018, whichever is higher. Areas identified for resource allocation through such EMP cost are as below:

Sr No	Description Activity	% Allocation	Implementing Agency	Remarks
1	Afforestation (can include plantation garden development)	25	Social Forestry & Local Body	The afforestation can be either through social forestry or the Local body. Preferably within 50 km from project site
2	Water conservation program (Jalyukt shivar, etc)	25		Preferably within 50 km radius of project site
3	Urban environment and sanitation (can include swatccha Bharat, playground development, urban ground-water recharge schemes etc)	20	Local body	
4	Sewerage lines and STP, solid waste Management	20	Local Body	
5	Urban air/noise pollution control initiatives	10	Local Body	

- (v) The assessment of above mentioned environmental damage cost and economic benefits and preparation of remediation plan and natural and community resource augmentation plan as environmental management plan (EMP) to be prepared as an independent chapter in the environment impact assessment report by the consultants duly recognised by NABET (National Accreditation Board for Education and Training) while seeking grant of environmental clearance. The collection and analysis of data for assessment of ecological damage, preparation of remediation plan and natural and community resource augmentation plan shall be done by an environmental laboratory duly notified under Environment (Protection) Act, 1986, or an environmental laboratory accredited by National Accreditation Board for Testing and Calibration Laboratories or a laboratory of a Council of Scientific and Industrial Research institution working in the field of environment.
The SEAC will prescribe a specific Terms of Reference for the project on assessment of the above plans.
- (vi) The cases of violation will be appraised by SEAC with a view to assess that the project has been constructed at a site which under prevailing laws is permissible and expansion has been done which can be run sustainably under compliance of environmental norms with adequate environmental safeguards; and in case, where the finding of the SEAC is negative, closure of the project will be recommended along with other actions under the law.
- (vii) The Expert Appraisal Committee shall stipulate the implementation of Environmental Management Plan, comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefit derived due to violation as a condition of environmental clearance.
- (viii) The project proponent will submit a bank guarantee equivalent to the amount of remediation plan and Natural and Community Resource Augmentation Plan with Maharashtra Pollution Control Board (MPCB) and the quantification will be recommended by SEAC Committee and finalized by SEIAA and the bank guarantee shall be deposited prior to the grant of environmental clearance and will be released after successful implementation of the said plans, and after the recommendation by regional office of the MoEF&CC, SEAC and approval of the SEIAA.
- (ix) With regard to implementation of the aforesaid EMP, the project proponent will be required to deposit such apportioned funds of the EMP with concerned authorities and the confirmation of deposit of such funds will be the compliance of such EMP efforts at the project proponents end. Still however, he needs to get engaged with concerned departments to ensure that the amount is effectively spent in time bound manner.

The outer limit for execution of the projects could be maximum 2 years, and if any amount still remains unspent then the same will be reverted back to DoE by concerned department which can conduct specific state level programs from such funds.

5. APPROACH FOR DAMAGES (in addition to the environmental compensation as given at para 4) FOR CONTRAVENING MANDATORY PROVISIONS OF ENVIRONMENTAL LAWS

In the matter of Civil Appeal NO. 10854 OF 2016; M/s Goel Ganga Developers India Pvt. Ltd. Versus Union of India & Ors. the Hon'ble Supreme Court vide order dated 10/8/2018 upheld Rs. 05 crores on project proponent as levied by the Hon'ble NGT for contravening mandatory provision of Environment Laws and for not obtaining the consent from the Board. Vide para 57 of the said Hon'ble Supreme Court order, it has been directed that "(...) *The project proponent shall also pay a sum of Rs. 5 crores as damages, in addition to the above for contravening mandatory provisions of environmental laws.*"

"Report of the CPCB In-house Committee on Methodology for Assessing Environmental Compensation and Action Plan to Utilize the Fund" outlines a formula for imposing environmental compensation on industrial units for violation of directions issued by regulatory bodies listing the instances for taking cognizance of cases fit for violation and levy environmental compensation. The same has also been referred by the Hon'ble NGT in its order (para 14 to 16) dated 28/8/2019 in the matter of Original Application No. 593/2017 titled Paryavaran Suraksha Samiti & Anr. Versus Union of India & Ors. The instances considered for levying Environmental Compensation (EC) in the said report are:

- a) Discharges in violation of consent conditions, mainly prescribed standards / consent limits.
- b) Not complying with the directions issued, such as direction for closure due to non-installation of OCEMS, non-adherence to the action plans submitted etc.
- c) Intentional avoidance of data submission or data manipulation by tampering the Online Continuous Emission / Effluent Monitoring systems.
- d) Accidental discharges lasting for short durations resulting into damage to the environment.
- e) Intentional discharges to the environment -- land, water and air resulting into acute injury or damage to the environment.
- f) Injection of treated/partially treated/ untreated effluents to ground water.

Though such listed instances may not be directly applicable in the current matter for arriving at the damages amount (in addition to the environmental compensation as given at para 4) for contravening mandatory provisions of environmental laws (w.r.t. starting construction without CTE and obtaining EC after construction of one basement), an attempt is being made by this committee to assess the environmental compensation using the formula prescribed in the said CPCB report which may be taken as damages amount for contravening mandatory provisions of environmental laws. The formula takes into account of number of days violation took place, pollution index of unit, scale of operation, location factor based on population and an amount factor in Rupees.

Environmental Compensation (EC) in Rupees as mentioned in the aforesaid CPCB report = PI x N x R x S x LF

Where,

PI = Pollution index of the project. Considering that the activity falls under Orange category during construction phase as it may not discharge waste water more than 100 KLD, hence PI = 50

N = Number of days violation took place.

R is a factor in Rupees, which may be a minimum of 100 and maximum of 500. The aforesaid report also suggests to consider R as 250, as the Environmental Compensation in cases of violation. Hence, R = 250.

S = Factor for the scale of operation. The unit being LSI, S=1.5

LF = Location factor, since the population of Pune is more than 1 Million but less than 5 Million, LF=1.25

Considering the period since start of development/construction till the date of application for CTE on which the same was granted on 05/2/2021 by MPCB (i.e. 08/11/2016 till the date of CTE application made on 03/04/2020), N - the number of days violation took place, comes out to be 1,242 days.

Therefore, Environmental Compensation (EC) in Rupees

$$= 50 \times 1242 \times 250 \times 1.5 \times 1.25$$

$$= \text{Rs. } 2,91,09,375/- \text{ (Rupees Two Crores Ninety One Lakhs and Nine Thousands Three Hundred Seventy Five Only)}$$

Per day Environmental Compensation (EC) comes out to be Rs. 23,437.5/- (Rupees Twenty Three Thousand Four Hundred Thirty Seven and Five Paise)

6. RECOMMENDATIONS

In view of the aforesaid violations of:

- (i) obtaining EC dated 25/3/2020 after construction of one basement in building A of the project for which prior EC was not obtained;
- (ii) misrepresenting SEAC and SEIAA Maharashtra about obtaining full potential sanction during grant of EC dated 17/10/2016 and not approaching SEIAA thereafter too, and;
- (iii) constructing the project without obtaining CTE required under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 which was also one of the pre-phase construction conditions stipulated in EC dated 17/10/2016;

The committee recommends that SEIAA Maharashtra may proceed for estimating & implementing Environmental Management Plan (EMP) cost as environmental compensation amount following

the approach paper adopted by DoE and SEIAA Maharashtra vide SEIAA letter SEIAA-2018/CR-150/SEIAA dated 30/1/2019 for the "Assessment for Environmental Damage And Estimation of Remediation Costs For Building Construction Projects initiated without obtaining mandatory prior EC". The said approach paper also outlines preparation of remediation plan and natural and community resource augmentation plan equivalent to the said EMP cost taking into account of ecological damage and economic benefit derived due to violation. Areas identified for resource allocation through such EMP cost are Afforestation; Water conservation program; Urban environment and sanitation; Sewerage lines and STP, solid waste management, and; Urban air/noise pollution control. Details of the same including estimation and implementation procedures thereto are given under para 4 of this report.

In addition to the above, Rs. 05 crores or Rs. 2,91,09,375/- (Rupees Two Crores Ninety One Lakhs and Nine Thousands Three Hundred Seventy Five Only), as derived under para 5 of this report, as deemed fit by the Hon'ble NGT, may also be added in the said environmental compensation or EMP cost as damages for contravening provisions under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, prior EC requirement notified under the Environment (Protection) Act, 1986 and one of the pre-phase construction conditions stipulated in EC dated 17/10/2016.

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(Bharat K Sharma)
Regional Director
Central Pollution Control Board
Regional Directorate, Pune



(Suresh Kumar Adapa)
Scientist 'E'
Integrated Regional Office, MoEF&CC
Nagpur



(Pankaj Joshi)
Member
State Environment Impact Assessment
Authority, Maharashtra



(Pratap Jagtap)
Sub Regional Officer,
MPCB, Pune Regional Office

Dated: 30/11/2021

Item No. 01

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

(By Video Conferencing)

Appeal No. 32/2020 (WZ)
(I.A. Nos. 61/2020 & 62/2020)

Tanaji B. Gambhire

Appellant

Versus

Chief Secretary Government of Maharashtra & Ors.

Respondent(s)

Date of hearing: 24.05.2021

**CORAM: HON'BLE MR. JUSTICE ADARSH KUMAR GOEL, CHAIRPERSON
HON'BLE MR. JUSTICE SUDHIR AGARWAL, JUDICIAL MEMBER
HON'BLE MR. JUSTICE M. SATHYANARAYANAN, JUDICIAL MEMBER
HON'BLE MR. JUSTICE BRIJESH SETHI, JUDICIAL MEMBER
HON'BLE DR. NAGIN NANDA, EXPERT MEMBER**

Appellant: Mr. Nitin Lonkar, Advocate

ORDER

1. This appeal has been preferred against order of SEIAA, Maharashtra dated 25.03.2020 granting Environmental Clearance (EC) for construction project "Gangadham Towers" by M/s Goel Ganga India Pvt. Ltd. The project in question is on plot area 20,798.00 sq. m. with FSI 50,641.85 sq. m. and non-FSI 74,222.80 sq. m. Brief information of the project given in the EC is as follows:-

1. Name of Project	M/s Goel Ganga India Pvt Ltd through Shri. Atul Goel
2. Type of institution	Private
3. Name of Project Proponent	Shri. Atul Goel
4. Name of Consultant	NABET Accredited EIA Consultant
5. Type of project	Housing Project
6. New project/expansion in existing project/modernization/diversification	Amendment in Existing EC

in existing project	
7. If expansion/diversification, whether environmental clearance has been obtained for existing project	EC received vide letter SEAC-III-2015/CR-71/TC-3 dated 17 th October 2016
8. Location of the project	S. No. 578/2
9. Taluka	Haveli
10. Village	Bibvewadi
Correspondence Name:	Shri Atul Goel
Room Number:	-
Floor:	3rd Floor
Building Name:	Sanmahu Complex
Road/Street Name:	Bund Garden Road
Locality:	Camp
City:	Pune
11. Whether in Corporation / Municipal / other area	Pune Municipal Corporation (PMC)
12. IOD/IOA/Concession/Plan Approval Number	Sanction Plan Approved by PMC and HRC approval No – CC/0909/2018 Dated 3-7-2018 HRC dated 9-3-2018 No 9256 IOD/IOA/Concession/Plan Approval Number: Sanction Plan Approved by PMC and HRC approval No – CC/0909/2018 Dated 3-7-2018 HRC-dated 9-3-2018 No 9256 Approved Built-up Area: 124864.65 ”

2. Grievance in this appeal is that originally EC was granted on 17.10.2016. However, the project proponent (PP) changed the scope of the project and sought Consent to Establish which was declined by the State PCB on 02.04.2018 on the ground that the PP had established the project without consent for which show cause notice dated 16.09.2017 had been issued. Details of the changed project are as follows:-

1.	Name of the project	Ganga Dham Tower
2.	Name, Contact Number Address of proponent	Name: Goel Ganga Developers (I) Pvt. Ltd. Address Sanmahu complex, 3 rd floor, Opp. Poona Club, Bund Garden Road , Pune 411001 Telephone Number +91(20) 26124265 Email ID :director@goelganga.com
3.	Consultant	-
4.	Accreditation of consultant (NABET Accreditation)	Accredited
5.	Type of project: Housing project: Industrial Estate: SRA Scheme/ MHADA/ Township or others	Housing project
6.	Location of the project	S. No. 578/2. Bibewadi, Pune
7.	Whether in Corporation / Municipal other area	PMC (Pune Municipal Corporation)
8.	Applicability of the DCR	DC Rule
9.	IOD/IOA/Concession document of any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Received Sanction No. 3456/14 dated 17.11.2014
10.	Note on the initiated work (if applicable)	Total constructed work (FSI + Non FSI): NA Date and area details in the necessary approvals issued by the competent authority (attach scan copies)
11.	LOI/ NOC from MHADA/ other approvals (if applicable)	Applicable (mentioned in sanction)
12.	Total Plot area (sq. m.) Deductions Net plot area	20,798.00 sq.m. 6,732.96 sq.m. 14,065.04 sq.m.
13.	Permissible FSI (including TDR etc.)	27355.03 sq.m. + For EWS 2823.04 sq.m.
14.	Proposed built up area (FSI and non FSI)	FSI area (Sq.m.): 26,547.87 sq.m. + EWS built up : 2823.04 sq.m. = 29,370.91 sq.m. Non FSI area (sq.m.) :49, 256.90

		<i>sq.m.</i> <i>Total construction BUA area (sq.m.):</i> <i>78,627.71 sq.m.</i>
15.	<i>Ground coverage percentage (%) (Note: percentage of plot not open to sky)</i>	<i>78.09.68(56%)</i>
16.	<i>Estimated Cost of project</i>	<i>150.73 Cr</i>
17.	<i>No. of building & its configuration(s)</i>	<i>1. Residential: 3 no of building Bldg A: G+P1+P2+P3+Podium+20 Bldg B: G+P1+P2+P3+Podium+20 Bldg C: G+P1+P2+P3+Podium+20 2. Commercial Building: NA 3. Club House: G + 1 EWS bldg: P + 11</i>
18.	<i>Number of tenants and shops</i>	<i>205 Tenements + 54 EWS tenements 1. Total Tenements 259</i>
19.	<i>Number of expected residents/users</i>	<i>Residential population:1025 EWS Population: 270 Total Population: 1295 Commercial Population: NA</i>
20	<i>Tenant density per hector</i>	<i>561</i>
21.	<i>Height of building(s)</i>	<i>69.9 m</i>
22.	<i>Right of way (Width of the road from the nearest fire station to the proposed building(s))</i>	<i>30.00 m (nearest fire station: Main fire station at Ghorpadi peth)</i>
23.	<i>Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation.</i>	<i>9 m</i>

3. It is submitted that the construction project is thus illegal. Grant of *ex-post facto* EC is illegal as requirement of prior EC is mandatory as held in the judgment of the Hon'ble Supreme Court in the case of same PP being Goel Ganga Developers India Pvt. Ltd. v UOI¹. To the same effect are later judgements in *Alembic Chemicals v Rohit Prajapati*² and *Keystone developers v. Anil Tharthare*³.

¹ (2018) 18 SCC 257

² 2020 SCC OnLine SC 347

³ (2020) 2 SCC 666

4. In spite of this legal position, the PP has been granted the impugned EC with no remedial action as per law.

5. We have dealt with the same issue today in the connected matter in respect of same project proponent in Appeal No. 34/2020(WZ) and directed constitution of a joint Committee comprising MoEF&CC, CPCB, SEIAA, Maharashtra and State PCB to review their functioning in the light of the Supreme Court judgements and also to suggest remedial action, including the quantum of compensation in the individual case. The same joint Committee may give its report for the present matter in the light of directions in the connected matter by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF before the next date.

6. While submitting the report to this Tribunal, a copy of the report thereof be also forwarded to the PP and the applicant who may file their comments, if any, before the next date by e-mail.

7. The applicant may serve set of papers on the MoEF&CC, CPCB, SEIAA, Maharashtra and State PCB to facilitate the compliance of the above order.

A copy of this order be forwarded to the MoEF&CC, CPCB, SEIAA, Maharashtra and State PCB by email.

List for further consideration on 10.11.2021.

In view of order in the main appeal, no order is called for in I.A.s. which stand disposed of.

Adarsh Kumar Goel, CP

Sudhir Agarwal, JM

M. Sathyanarayanan, JM

Brijesh Sethi, JM

Dr. Nagin Nanda, EM

May 24, 2021
Appeal No. 32/2020 (WZ)
(I.A. Nos. 61/2020 & 62/2020)
A

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-III-2015/CR- 71 /TC-3
 Environment department,
 Room No. 217, 2nd floor,
 Mantralaya, Annexe,
 Mumbai- 400 032.
 Date: 17th October, 2016.

To,
 M/s. Goel Ganga Developers (I) Pvt. Ltd.
 San Mahu Commercial Complex,
 3rd Floor, 5 Bund Garden Road,
 Pune- 411 001.

Subject: Environment clearance for proposed Construction project "Gangadham-III" on S.No.578/2, at Village Bibewadi, District Pune by M/s. Goel Ganga Developers (I) Pvt. Ltd.

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 46th 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 103rd 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 below-

1.	Name of Project	Ganga Dham Tower
2.	Name, Contact number & Address of Proponent	<ul style="list-style-type: none"> • Name: Goel Ganga Developers (I) Pvt. Ltd. • Address: San Mahu Complex, 3rd Floor, Opp poona Club, 5 Bund Garden Road, Pune 411001 • Telephone number: +91 (20) 26124265 • Email ID: director@goelganga.com
3.	Consultant	---
4.	Accreditation of consultant (NABET Accreditation)	Accredited
5.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Housing Project
6.	Location of the Project	S. No. 578/2, Bibewadi , Pune
7.	Whether in Corporation / Municipal/ other area	PMC (Pune Municipal Corporation)

8.	Applicability of the DCR	DC Rule
9.	IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Received Sanction No. – 2456/14 Dated 17.11.2014
10.	Note on the initiated work (If applicable)	<ul style="list-style-type: none"> • Total constructed work (FSI+ Non FSI): NA • Date and area details in the necessary approvals issued by the competent authority (attach scan copies)
11.	LOI / NOC from MHADA / Other approvals (If applicable)	Applicable (Mentioned in sanction)
12.	Total Plot Area (sq. m.) Deductions Net Plot area	20,798.00 sq.m. 6,732.96 sq.m. 14,065.04 sq.m.
13.	Permissible FSI (including TDR etc)	27355.02 sq.m + For EWS 2823.04 sq.m.
14.	Proposed Built-up Area (FSI & Non-FSI)	<ul style="list-style-type: none"> • FSI area (sq. m.): 26,547.87sq.m + EWS built up: 2823.04 sq.m= 29,370.91 sq.m • Non FSI area (sq. m): 49,256.80 sq.m. • Total construction BUA area (sq. m.): 78,627.71 sq.m.
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	7809.68 (56%)
16.	Estimated Cost of the Project	150.73 Cr
17.	No. of building & its configuration(s)	<ol style="list-style-type: none"> 1. Residential: 3 no of building Bldg A: G+P1+P2+P3+Podium+20 Bldg B: G+P1+P2+P3+Podium+20 Bldg C: G+P1+P2+P3+Podium+20 2. Commercial Building: NA 3. Club House: G + 1 4. EWS bldg: P+11
18.	Number of tenants and shops	205 Tenements + 54 EWS tenements Total Tenements 259
19.	Number of expected residents / users	Residential population: 1025 EWS Population: 270 Total Population: 1295 Commercial population: NA
20.	Tenant density per hector	561
21.	Height of the building(s)	69.9 m
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	30.00 m (nearest fire station: Main fire station at Ghorpadi peth)
23.	Turning radius for easy access of fire tender	9 m

	movement from all around the building excluding the width for the plantation										
24.	Existing structure(s)	MS Shed									
25.	Details of the demolition with disposal (If applicable)	MS Shed can be easily dismantled and re-used									
26.	Total Water Requirement	<p>Residential & Commercial</p> <p>Dry season :</p> <p>Source: PMC (Pune Municipal Corporation)</p> <p><input type="checkbox"/> Fresh water: 117 KL</p> <p><input type="checkbox"/> Recycled water (Flushing): 58 KL</p> <p><input type="checkbox"/> Recycled water (Gardening): 18 KL</p> <p><input type="checkbox"/> HVAC Makeup: NA</p> <p><input type="checkbox"/> Total water Requirement: 193KL</p> <p><input type="checkbox"/> Excess treated water: 87KL</p> <p><input type="checkbox"/> Swimming Pool: 1 KL</p> <p><input type="checkbox"/> Fire fighting (Cum): 300 KL</p> <p>Wet Season:</p> <p><input type="checkbox"/> Fresh water: 117 KL</p> <p><input type="checkbox"/> Recycled water (Flushing): 58 KL</p> <p><input type="checkbox"/> Recycled water (Gardening): Nil</p> <p><input type="checkbox"/> HVAC Makeup: NA</p> <p><input type="checkbox"/> Total water Requirement: 175 KL</p> <p><input type="checkbox"/> Excess treated water: 105 KL</p> <p><input type="checkbox"/> Swimming Pool : 1 KL</p> <p><input type="checkbox"/> Fire fighting (Cum): 300 KL</p>									
27.	Details about Swimming Pool:	<p>Dimension of Swimming Pool:</p> <p>Main Pool Size: 25.40 X 10.40 MTR</p> <p>Baby Pool size: NA</p> <p>Total water Requirement in KLD: 304 KL</p> <p>Water requirement for make up in KLD: 1</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Filter, Self Priming pump, Control panel for pump, Hair and lint strainer, S/F main drain in white ABS, S/F vacuum point in white ABS, S/F inlet point in white ABS, overflow grating.</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>pH</td> <td>7.2</td> </tr> <tr> <td>2.</td> <td>Chlorine level</td> <td>1.5 to 2.2 mg/l</td> </tr> </tbody> </table>	Sr. No.	Parameters	Standard	1.	pH	7.2	2.	Chlorine level	1.5 to 2.2 mg/l
Sr. No.	Parameters	Standard									
1.	pH	7.2									
2.	Chlorine level	1.5 to 2.2 mg/l									
28.	Rain Water Harvesting (RWH)	<p><input type="checkbox"/> Level of the Ground water table: at 10-12 m</p> <p><input type="checkbox"/> Size and no of RWH tank(s) and Quantity: 1 tank</p> <p><input type="checkbox"/> Capacity of RWH tanks :70 kL</p> <p><input type="checkbox"/> Location of the RWH tank (s): Refer master layout</p>									

		<input type="checkbox"/> No of recharge pits: 10 No's Commercial: <input type="checkbox"/> No. of RWH Tanks: NA <input type="checkbox"/> Capacity of RWH tanks: NA <input type="checkbox"/> Location of the RWH tank (s): NA <input type="checkbox"/> No of recharge pits: NA <input type="checkbox"/> Budgetary allocation (Capital cost and O & M cost): Capital cost: Rs. 18,07,000 Lakhs O & M Cost: Rs. 36,000/annum
29.	UGT tanks	Residential: UGT 1 Domestic UG tank Capacity: 276 KLD Flushing UG tank Capacity: 50 KLD Fire UG tank Capacity: 300 KLD UGT 2 Domestic UG tank capacity: 36.5 KLD Flushing UG tank capacity: 18.5 KLD Commercial: Domestic UG tank Capacity: NA Flushing UG tank Capacity: NA Fire UG tank Capacity: NA
30.	Storm water drainage	<input type="checkbox"/> Natural water drainage pattern: As per contour <input type="checkbox"/> Quantity of storm water: 837 m ³ /hr <input type="checkbox"/> Size of SWD: 650 diameter WITH SLOPE 1:150
31.	Sewage and Waste water	<input type="checkbox"/> Residential: <input type="checkbox"/> Sewage generation (CMD): 163 <input type="checkbox"/> Capacity of STP (CMD): 250 KLD modular with 130 KLD as basic module EWS bldg: 35 KLD <input type="checkbox"/> STP technology: MBBR Commercial: <input type="checkbox"/> Sewage generation (CMD): NA <input type="checkbox"/> Capacity of STP (CMD): NA <input type="checkbox"/> STP technology: NA <input type="checkbox"/> Location of STP: Attach Layout as Annexure I <input type="checkbox"/> DG sets (during emergency) Residential, commercial & Club House: Considered in Overall DG cost <input type="checkbox"/> Budgetary allocation (Capital cost and O& M cost): <input type="checkbox"/> Capital Cost 250 KLD : 20.75/- lakhs; 35 KLD: 7.5/- Lakhs <input type="checkbox"/> O & M Cost 250 KLD: 5.47/- lakhs p.a.; 35 KLD:2.75/- lakhs p.a
32.	Solid waste Management	Waste generation in the pre Construction and Construction phase: <input type="checkbox"/> Waste generation: 1 % total raw materials <input type="checkbox"/> Quantity of the top soil to be preserved: 2800 m ³

	<p><input type="checkbox"/> Disposal of the construction way debris: Excavated earth material will be used for filling material for plith area and Top soil for landscaping.</p> <p>Waste generation in the operation phase Residential & commercial:</p> <p><input type="checkbox"/> Biodegradable waste: 369 kg/day <input type="checkbox"/> Non-Biodegradable waste: 227 kg/day <input type="checkbox"/> E-waste: NA <input type="checkbox"/> Hazardous waste: NA <input type="checkbox"/> Biomedical waste(Kg/month)(If applicable): NA <input type="checkbox"/> STP sludge: 8 kg/day (Dry Sludge)</p> <p>Mode of Disposal of waste:</p> <p><input type="checkbox"/> Dry waste: Disposal through authorized vendor <input type="checkbox"/> Wet waste: used as manure <input type="checkbox"/> E-waste: NA <input type="checkbox"/> Hazardous waste: NA <input type="checkbox"/> Biomedical waste(Kg/month)(If applicable): NA <input type="checkbox"/> STP sludge: used as manure</p> <p>Area requirement:</p> <p>1. Location(s): As per service layout 2. Total area provided for the storage & Treatment of the solid waste: 68 sq.m.</p> <p>3.Budgetary allocation(capital Cost & O&M cost): Capital Cost: Rs 12,62,046.00/- O & M cost : Rs 2,44,404 p.a.</p>															
33.	<p>Green Belt Development Total RG area: 1882 m² RG area other than green belt (Please specify for play ground,etc.): Club house: 188.2 sq.m RG area under green belt RG area on the ground (sq.m.): 1693.8 sq.m. RG area on the podium (sq.m.):.NA</p> <p>Number & list of trees species proposed to be planted : Trees: 240 Nos List of Proposed Plantation for the scheme:</p> <p>List of Trees :</p> <table border="1" data-bbox="343 1668 1396 1912"> <thead> <tr> <th>Sr. No.</th> <th>Botanical Name</th> <th>Common Name</th> <th>Qty</th> <th>Characteristics & Ecological Importance</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ailanthus Excelsa</td> <td>Maharukh</td> <td>41</td> <td></td> </tr> <tr> <td>2</td> <td>Mangifera Indica</td> <td>Mango</td> <td>25</td> <td>Good for restoration of dryer regions, have medicinal properties and purifies air</td> </tr> </tbody> </table>	Sr. No.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance	1	Ailanthus Excelsa	Maharukh	41		2	Mangifera Indica	Mango	25	Good for restoration of dryer regions, have medicinal properties and purifies air
Sr. No.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance												
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2	Mangifera Indica	Mango	25	Good for restoration of dryer regions, have medicinal properties and purifies air												

3	Anthocephalus Cadamba	Kadamb	18	Medicinal Value, To control soil erosion, Bird, squirrels, monkey eat fruits
4	Azadirachta Indica	Neem	33	Medicinal value, to control soil erosion
5	Eugenia Jambolana	Jambhul	42	Fruit bearing tree, attracts birds
6	Michelia Champaka	Son chafa	57	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
7	Bauhinia Racemosa	Apta	15	Medicinal value, flowering species
8	Syzygium Cumini	Jam	9	Fruit bearing tree, attracts birds
		Total	240	--

List Of Shrubs:

No.	Botanical Name	Common Name
1.	Thevetia nerifolia	Sagargota
2.	Stachytarpheta sp.	Stachytarpheta
3.	Plumbago zeylanica	White Plumbago
4.	Acorus Calamus	Wekhand
5.	Korphad	Korphad
6.	Ocimum sanctum	Tulas
7.	Hibiscus	Jaswanda
8	Nerium Oleander	Kanher

Number & list of shrubs & bushes species planted in the podium RG: NA

Number & list trees species to be planted around the border of nallah / stream/pond(If any): NA

No of Existing Trees: NA

Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA

NOC for the tree cutting/transplantation/ Compensatory plantation, if any: NA

Budgetary allocation (capital cost O & M Cost):

Capital cost: Rs 21,37,870

O & M Cost : Rs 11,82,000 p.a.

34.	Energy	Power Supply: Total power consumption for residential buildings Source of Supply: MSEDCL. Construction Load: 40 KW
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		<p>Connected Load – 3323 KW Maximum Demand - 1340 KW DG Sets: Number and capacity of the DG sets to be used –320 KVA x 2Nos. Transformer : 630 KVA X 3 Fuel Requirement (Diesel)- 49 lit./hr</p> <p>Total power consumption for club house, EWS building: Considered in Residential</p> <p>Energy saving measures The following Energy Conservation Methods are proposed in the project:</p> <p>Auto Timer control for external & Common lighting Use of CFL / LED lamps in all public/ common areas. Solar powered water heating. Electronic V3F Drives for Elevators</p> <p>Detail calculations & % of saving: HF ballast & T5 lamps: 49056 KWH / Annum CFL Lamps: 15330 KWH / Annum Solar Lighting: 14308 KWH / Annum Solar Water Heater : 453768 KWH / Annum VVVF drives for elevators:196224 KWH / Annum</p> <p>Total : 728686 KWH / Annum</p> <p>%-age of Saving :10.6%</p> <p>Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form):</p> <p>Compliance with Energy Conservation Building Code (ECBC) 2007</p> <table border="1" data-bbox="762 1339 1433 1861"> <thead> <tr> <th data-bbox="762 1339 815 1429"></th> <th data-bbox="815 1339 938 1429">Section</th> <th data-bbox="938 1339 1283 1429">Requirement</th> <th data-bbox="1283 1339 1433 1429">Remark</th> </tr> </thead> <tbody> <tr> <td data-bbox="762 1429 815 1518">1</td> <td data-bbox="815 1429 938 1518">6.2.2</td> <td data-bbox="938 1429 1283 1518">Equipment efficiency standards</td> <td data-bbox="1283 1429 1433 1518">Done</td> </tr> <tr> <td data-bbox="762 1518 815 1644">2</td> <td data-bbox="815 1518 938 1644">7.2</td> <td data-bbox="938 1518 1283 1644">Lighting controls to be controlled by photo sensor or time switch</td> <td data-bbox="1283 1518 1433 1644">Done</td> </tr> <tr> <td data-bbox="762 1644 815 1769">3</td> <td data-bbox="815 1644 938 1769">7.2.1.4</td> <td data-bbox="938 1644 1283 1769">Exterior lighting to be controlled by photo sensor or time switch</td> <td data-bbox="1283 1644 1433 1769">Done</td> </tr> <tr> <td data-bbox="762 1769 815 1861">4</td> <td data-bbox="815 1769 938 1861">7.3</td> <td data-bbox="938 1769 1283 1861">Interior lighting power to be with in specific limits</td> <td data-bbox="1283 1769 1433 1861">Done</td> </tr> </tbody> </table>		Section	Requirement	Remark	1	6.2.2	Equipment efficiency standards	Done	2	7.2	Lighting controls to be controlled by photo sensor or time switch	Done	3	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Done	4	7.3	Interior lighting power to be with in specific limits	Done
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		5	7.4	Exterior lighting power to be within specified limits	Done
		6	8.2.1.1	Maximum allowable power loss from transformer	Done
		7	8.2.3	Power factor be maintained between 0.95 and unity	Done
		8	8.2.4	Check metering	Done
		9	8.2.5	Power distribution system losses to be maintained less than 1 %	Done
		Budgetary allocation (Capital cost and O & M cost):			
		Capital Cost: Rs 20.00 Lakhs			
		O & M Cost: Rs 1.00 Lakh			
		Number and capacity of the DG sets to be used: 2 Nos. 320 KVA.			
		Stack Height: 4 m			
		Diesel Consumption@ full Load: For 320 KVA : 49 Litre/hr			
		Electricity requirement from MSEDCL: 1340 KW			
		HT line passing through the plot if any: NA			
35.	Environmental Management plan Budgetary Allocation	Environmental Management plan Budgetary Allocation: During Construction Phase:			
		Sr. No.	Particulars	Cost (Rs)	
			Erosion control: Dust suppression measures & barricading	27,50,000/-	
			Site Safety	90,000/-	
			Site Sanitation	1,13,000/-	
			Disinfection & health check up	64,000/-	
			Environmental Monitoring	1,00,000/-	
			Total	31,17,000/-	
		For operational phase:			
		STP 250 KLD: Rs 20,75,000			
		STP 35 KLD: Rs 7,50,000			
		RWH: Rs 18,07,000			
		SWM: Rs 12,62,046			
		Green Belt: Rs 21,37,870			
		Storm water networking: Rs 19,00,000			
		Non-Conventional Energy use: Rs 20,00,000			

		<p>Solar Water Heater: Rs 15,00,000 Swimming pool: Rs 42,00,000 Safety training and awareness: Rs 9,00,000</p> <p>TOTAL: Rs 1,85,31,916</p> <p>During Operation Phase: STP 250 KLD: Rs 5,47,000 pa STP 35 KLD: 2,75,000 pa RWH: Rs 36,000 pa SWM: Rs 2,44,404 pa Green Belt: Rs 11,82,000 pa Storm water networking: Rs 95,000 pa Non-Conventional Energy use: Rs 1,00,000 pa Solar Water Heater: Rs 2,25,000 pa Swimming pool: Rs 3,00,000 pa Environmental Expenditure: Rs 1,75,000 pa Water supply through tanker: Rs 4,32,000 pa TOTAL: Rs 36,11,404</p> <p>Quantum and generation of corpus fund and Commitment: Project proponent shall generate corpus fund from individual flat owners for O & M during operation phase till handing over of premises to society. Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M</p>																				
36.	<p>Traffic Management No. of junction to the main road and design of confluence: One Main Junction from Site to Main Road Plot Area: 20,798.00 sq.m. Parking Details: For A , B, C Building</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Type</th> <th>Applicable no of parking As per DCR</th> <th>Provided parking</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2 Wheeler</td> <td>928</td> <td>928</td> </tr> <tr> <td>2.</td> <td>4 Wheeler</td> <td>642</td> <td>642</td> </tr> <tr> <td>3.</td> <td>Cycles</td> <td>518</td> <td>550</td> </tr> <tr> <td>4.</td> <td>Public Transport</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>Total area provided for parking: 26024.00 sq.m. No. of car parking provided: 642 Type of parking (Open/Stilt/Basement): Stilt parking and podium parking Area per car including driveway provided for car parking: 35 sq.m. Width of all Internal roads: NA</p>	Sr. No.	Type	Applicable no of parking As per DCR	Provided parking	1.	2 Wheeler	928	928	2.	4 Wheeler	642	642	3.	Cycles	518	550	4.	Public Transport	-	-	
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1.	2 Wheeler	928	928																			
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3.	Cycles	518	550																			
4.	Public Transport	-	-																			
37.	CRZ/RRZ clearance obtain ,if any	NA																				
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	NA																				

3. The proposal has been considered by SEIAA in its 103rd 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 Environmental clearance is granted as per the IOD approved by the Pune Municipal Corporation (PMC) and if there is any change in the total built up area/Construction area, configuration of the building, location of environmental parameters etc. in the sanctioned plan, the Project Proponent shall approach SEIAA for amendment of Environment Clearance.
- (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, 2016.
- (iv) Remove the parking near stair case for speedy evacuation during emergencies. Two wheeler parking to be removed.
- (v) Open the stair cases of all the buildings in such a way that people come out to stilt area instead of the lobby area during emergency.
- (vi) Relocate swimming pool and services to the ground level from the podium.
- (vii) 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.
- (viii) 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.
- (ix) PP has to abide by the conditions stipulated by SEAC & SEIAA.
- (x) 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.
- (xi) "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.

- (xii) 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 effluent, 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 effluent, 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.

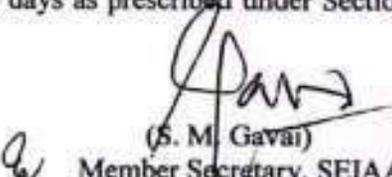
(xxxvi) Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.

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, SO₂, NO_x (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, Pahiti 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. Commissioner, Pune Municipal Corporation (PMC)
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)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department,
Room No. 217, 2nd floor,
Mantralaya, Annexe,
Mumbai- 400 032.
Date: March 25, 2020

To,
Shri. Atul Goel
at S. No. 578/2

Subject: Environment Clearance for Gangadham Towers by M/s Goel Ganga India Pvt Ltd

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 104th 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 195th meetings.

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 below :-

1.Name of Project	M/s Goel Ganga India Pvt Ltd through Shri. Atul Goel
2.Type of institution	Private
3.Name of Project Proponent	Shri. Atul Goel
4.Name of Consultant	NABET Accredited EIA Consultant
5.Type of project	Housing Project
6.New project/expansion in existing project/modernization/diversification in existing project	Amendment in Existing EC
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	EC received vide letter SEAC-III-2015/CR-71/TC-3 dated 17th October 2016
8.Location of the project	S. No. 578/2
9.Taluka	Haveli
10.Village	Bibvewadi
Correspondence Name:	Shri Atul Goel
Room Number:	-
Floor:	3rd Floor
Building Name:	Sanmahu Complex
Road/Street Name:	Bund Garden Road
Locality:	Camp
City:	Pune
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation (PMC)
12.IOD/IOA/Concession/Plan Approval Number	Sanction Plan Approved by PMC and HRC approval No - CC/0909/2018 Dated 3-7-2018 HRC-dated 9-3-2018 No 9256 IOD/IOA/Concession/Plan Approval Number: Sanction Plan Approved by PMC and HRC approval No - CC/0909/2018 Dated 3-7-2018 HRC-dated 9-3-2018 No 9256 Approved Built-up Area: 124864.65

SEIAA Meeting No: 195 Meeting Date: March 14, 2020 (SEIAA-STATEMENT-000001594)
SEIAA-MINUTES-0000003153
SEIAA-EC-0000002231

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Shri. Anil Diggikar (Member Secretary SEIAA)

13.Note on the initiated work (If applicable)	CONSTRUCTION OF A AND B Building is in progress as per EC received • Building A - 15 slab RCC is in progress Area completed -13,401.62 sqm • Building B - 6 th slab RCC is in progress, Area completed - 4710.6 sqm • EWS Building - RCC at Plinth level Area completed -437.94 sqm • Podium Level -4127.95 sqm Area south side 1 st to 4th slab Area North side 1 st to 2nd slabs under construction as on 1st August 2018
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	20,798.00
16.Deductions	1,977.94
17.Net Plot area	18,820.06
18 (a).Proposed Built-up Area (FSI & Non-FSI)	FSI area (sq. m.): 50,641.85
	Non FSI area (sq. m.): 74,222.80
	Total BUA area (sq. m.): 124864.65
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): -
	Approved Non FSI area (sq. m.): -
	Date of Approval: 03-07-2018
19.Total ground coverage (m2)	2,447.25
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	13%
21.Estimated cost of the project	2731625622

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22. Production Details				
Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable
23. Total Water Requirement				
Dry season:	Source of water	PMC		
	Fresh water (CMD):	155		
	Recycled water - Flushing (CMD):	73		
	Recycled water - Gardening (CMD):	25		
	Swimming pool make up (Cum):	18 (from tanker)		
	Total Water Requirement (CMD) :	271		
	Fire fighting - Underground water tank (CMD):	300 (Residential + Commercial), 75 (EWS)		
	Fire fighting - Overhead water tank (CMD):	20 m3 per building		
	Excess treated water	98		
Wet season:	Source of water	PMC		
	Fresh water (CMD):	155		
	Recycled water - Flushing (CMD):	73		
	Recycled water - Gardening (CMD):	00		
	Swimming pool make up (Cum):	18 (from tanker)		
	Total Water Requirement (CMD) :	246		
	Fire fighting - Underground water tank (CMD):	300 (Residential + Commercial), 75 (EWS)		
	Fire fighting - Overhead water tank (CMD):	20 m3 per building		
	Excess treated water	123		
Details of Swimming pool (If any)	<p>Dimension Of Swimming pool -</p> <ul style="list-style-type: none"> • Main pool Size - 27 x 9 x 1.2m (LxWxD). • Baby pool Size - 7 x 9.45 x 0.6m (LxWxD). • Total water requirement- 332 kld • Water requirement for makeup - 10 kld • Details of Plant & Machinery used for treatment of Swimming pool water: Filter, Self Priming pump, • Control panel for pump, Hair and lint strainer, S/F • main drain in white ABS, S/I vacuum point in white • ABS, inlet point in white ABS, overflow grating. <p>Details of quality to be achieved for swimming pool water and parameters to be monitored: pH and Chlorine</p>			

24.Details of Total water consumed									
Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Fresh water requirement	Not applicable	172	172	Not applicable	17	17	Not applicable	155	155
Domestic	Not applicable	73	73	Not applicable	7	7	Not applicable	66	66
Gardening	Not applicable	25	25	Not applicable	25	25	Not applicable	00	00
25.Rain Water Harvesting (RWH)	Level of the Ground water table:		10 to 13m BGL post monsoon						
	Size and no of RWH tank(s) and Quantity:		NA						
	Location of the RWH tank(s):		NA						
	Quantity of recharge pits:		Total 10 pits						
	Size of recharge pits :		1.2 x 1.2 x 2.5 m depth and recharge bore of 15 m depth						
	Budgetary allocation (Capital cost) :		22 lakh						
	Budgetary allocation (O & M cost) :		0.66 lakh/annum						
	Details of UGT tanks if any :		Residential & Commercial: Domestic 223 KLD Flushing 86 KLD Fire 300 KL EWS: Domestic 36 KLD Flushing 12 KLD Fire 75 KL						
26.Storm water drainage	Natural water drainage pattern:		As per natural contour						
	Quantity of storm water:		2912.74 m3 incremental run-off						
	Size of SWD:		650 mm diameter with Slope 1:150						

27.Sewage and Waste water	Sewage generation in KLD:	173 (residential + commercial) & 33 (EWS)
	STP technology:	Residential +Commercial: RMBR, EWS: MBBR
	Capacity of STP (CMD):	2 Nos of STPs, Residential and Commercial: 200 KLD, EWS: 35 KLD
	Location & area of the STP:	As per Master layout
	Budgetary allocation (Capital cost):	Residential + commercial: 55.72 lakh & EWS: 9.75 lakh
	Budgetary allocation (O & M cost):	Residential + commercial: 13.11 lakh/annum & EWS: 5.5 lakh/annum



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28.Solid waste Management

Waste generation in the Pre Construction and Construction phase:	Waste generation:	Domestic waste: 50 Kg/day, Construction waste: Quantity of excavation: 33,519 m ³ & quantity to be consumed within site 13,638 m ³ remaining quantity will be disposed as per C&D Rules, 2016
	Disposal of the construction waste debris:	Domestic waste will be handed over to local body and excess excavation material will be disposed as per C&D Rules, 2016
Waste generation in the operation Phase:	Dry waste:	335 kg/day
	Wet waste:	485 kg/day
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	10 kg/day
	Others if any:	NA
Mode of Disposal of waste:	Dry waste:	will be handed over to SWACH
	Wet waste:	Treated within site in Organic waste converter
	Hazardous waste:	NA
	Biomedical waste (If applicable):	NA
	STP Sludge (Dry sludge):	Used as Manure and rest will be handed over to nursery
	Others if any:	E waste will be handed over to authorised agency
Area requirement:	Location(s):	Near Residential and Commercial STP
	Area for the storage of waste & other material:	24.02 sqm
	Area for machinery:	included in above area
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	16.40 lakh
	O & M cost:	3.17 lakh/annum

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29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			



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30.Hazardous Waste Details							
Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
31.Stacks emission Details							
Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases	
1	2 X 1010 kVA DG set	HSD	1	5	0.015	500C	
2	1 X 160 kVA DG set	HSD	1	5	0.015	500C	
3	1 X 40 kVA DG set	HSD	1	5	0.015	500C	
32.Details of Fuel to be used							
Serial Number	Type of Fuel	Existing	Proposed	Total			
1	HSD	Not applicable	HSD	HSD			
33.Source of Fuel		Authorised dealer					
34.Mode of Transportation of fuel to site		by road					
35.Energy							
Power requirement:	Source of power supply :	MSEDCL					
	During Construction Phase: (Demand Load)	40 kW					
	DG set as Power back-up during construction phase	125 kVA					
	During Operation phase (Connected load):	4805.77 kW					
	During Operation phase (Demand load):	1953.31 kW					
	Transformer:	• Transformer - A,B,C: 630 KVA X 3 • Transformer - EWS: 150 KVA X 1NO • Transformer - Commercial: 150 KVA X 1NO					
	DG set as Power back-up during operation phase:	1010 kVA X 2 nos., 160 kVA X 1 no., 40 kVA X 1 no					
	Fuel used:	HSD					
Details of high tension line passing through the plot if any:	NA						
Energy saving by non-conventional method:							
<ul style="list-style-type: none"> • Auto Timer control for external & Common lighting • Use of CFL / LED lamps in all public/ common areas. • Solar powered water heating. & PV Cells • Electronic V3F Drives for Elevators 							

36.Detail calculations & % of saving:				
Serial Number	Energy Conservation Measures		Saving %	
1	Solar PV & water heating		Timer control, V3F driver lifts	
37.Details of pollution control Systems				
Source	Existing pollution control system		Proposed to be installed	
Sewage	Not applicable		STP	
Solid waste	Not applicable		OWC	
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Solar PV: 112.5 Lakh, solar water heating: 57.06 lakh		
	O & M cost:	Solar PV: 3.98 Lakh/annum, solar water heating: 2.92 lakh/annum		
38.Environmental Management plan Budgetary Allocation				
a) Construction phase (with Break-up):				
Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)	
1	Air and water	Dust suppression measures & barricading	27.5	
2	Socio	Site Safety	21.34	
3	Socio	Site Sanitation	5.86	
4	Socio	Disinfection	4.94	
5	Socio	health check-up	0.60	
6	Environmental monitoring	from MoEF&CC Approved Lab	4.68	
b) Operation Phase (with Break-up):				
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage	STP 1	55.72	13.11
2	Sewage	STP 2	9.75	5.5
3	Solid waste	OWC	16.4	3.17
4	Storm Water	RWH System	22.00	0.66
5	Green Belt	Landscape development	27.10	5.56
6	Renewable	Solar PV	112.5	3.98
7	Renewable	Solar Water Heating	57.06	2.92
8	Swimming Pool	Swimming Pool	17.96	3.90
9	EHS	Safety training and awareness	11.7	2.3
39.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)				

Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
40.Any Other Information							
No Information Available							



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	CRZ/ RRZ clearance obtain, if any:	NA
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	None within 10 km
	Category as per schedule of EIA Notification sheet	8 (a) B2
	Court cases pending if any	Spl. Civil Suit no 828/2013 CJSJ and First Civit Appeal Number 837/2013 At High Court Mumbai pending for decision. However, these cases are not related to environment.
	Other Relevant Informations	We have obtained previous EC vide letter SEAC-III-2015/CR-71/TC-3 dated 17th October 2016 and construction work on site is in progress as per EC. Now seeking amendment in EC.
	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

3. The proposal has been considered by SEIAA in its 195th 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:

Specific Conditions:

I	This Environmental Clearance subject to final outcome of the Civil Appeal no 10854 of 2016 and connected matters at Hon'ble Supreme Court.
II	PP to upload revised CFO NOC.
III	PP to ensure that CER plan gets approved from Municipal Commissioner.
IV	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
V	SEIAA decided to grant EC for - FSI: 50641.85 m2, Non-FSI: 74222.80 m2 and Total BUA: 124864.65 m2 (Plan Approval no-CC/0909/18, dated-03.07.2018)

General Conditions:

I	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
II	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.
III	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.
IV	PP has to abide by the conditions stipulated by SEAC& SEIAA.
V	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.
VI	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.
VII	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.

VIII	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.
IX	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.
X	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.
XI	Arrangement shall be made that waste water and storm water do not get mixed.
XII	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XIII	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.
XIV	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
XV	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.
XVI	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.
XVII	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.
XVIII	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.
XIX	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
XX	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.
XXI	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.
XXII	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).
XXIII	Ready mixed concrete must be used in building construction.
XXIV	Storm water control and its re-use as per CGWB and BIS standards for various applications.
XXV	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
XXVI	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
XXVII	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 effluent, 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 effluent, 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.
XXVIII	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.
XXIX	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
XXX	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.
XXXI	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.
XXXII	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.

XXXIII	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.
XXXIV	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.
XXXV	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.
XXXVI	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.
XXXVII	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.
XXXVIII	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
XXXIX	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.
XL	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.
XLI	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.
XLII	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.
XLIII	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.
XLIV	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
XLV	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.
XLVI	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.
XLVII	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
XLVIII	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.
XLIX	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 .
L	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.
LI	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.

LII	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 , NO _x (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.
LIII	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.
LIV	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.



Government of Maharashtra

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 Environment 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 as per EIA Notification, 2006, and amendments by 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 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.


Shri. Anil Diggikar (Member Secretary SEIAA)

Copy to:

1. SHRI JOHNY JOSEPH, CHAIRMAN-SEIAA
2. SHRI UMAKANT DANGAT, CHAIRMAN-SEAC-I
3. SHRI M.M.ADTANI, CHAIRMAN-SEAC-II
4. SHRI ANIL .D. KALE. CHAIRMAN SEAC-III
5. SECRETARY MOEF & CC
6. IA- DIVISION MOEF & CC
7. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
8. REGIONAL OFFICE MOEF & CC NAGPUR
9. MUNICIPAL COMMISSIONER PUNE
10. MUNICIPAL COMMISSIONER SATARA
11. REGIONAL OFFICE MPCB PUNE
12. REGIONAL OFFICE MIDC PUNE
13. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD
14. COLLECTOR OFFICE PUNE
15. COLLECTOR OFFICE SATARA
16. COLLECTOR OFFICE SOLAPUR

Item No.40 M/s. Abhinav Rainbow Developer and Promoters.

Application for prior Environmental clearance for proposed Expansion in project "Pebbles II" at S.No. 270/1-3,272/1-7,273/1-2,316/4-5,317/1-5,318/1-2,319/1,319/3,319/5,319/6B, at Village Bavdhan Budruk, Tal.Mulshi, Distt.Pune. (compliance Case)

PP has obtain earlier EC SEAC-2011/CR-651/TC-2 dated 11th June,2014 and amendment in 29th September 2014 for plot area of 30,199.00 Sq. Mtrs, BUA of 60,030.00 Sq. Mtrs and FSI area of 39,425.97 Sq. Mtrs. . Now PP has applied for expansion in the earlier EC.

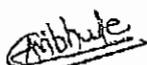
PP has obtained EC for buildings A(G+12),B(G+12),C(G+12),D(G+7) and club house but PP had constructed building A(G+12),B(G+12),C(G+17),D(G+12) and an additional building E(G+10) which was not part of the earlier proposal and the EC granted. This is a serious violation of the conditions and the scope of the earlier EC. PP informed that they have completed the construction work about 85,338.41 Sq. Mtrs. This built up area also is more than the Built up area approved in the earlier EC. In view of these facts the Committee is of the opinion that prima facie it appears to be a case of violation of EIA Notification, 2006 as well as conditions of earlier environmental clearance issued.

SEAC decided to refer the proposal to Environment Department/ SEIAA for further necessary action for violation under Environment (Protection) Act, 1986. Environment Department/ SEIAA may examine the same. The proposal will be appraised only after due examination and appropriate action taken by the SEIAA /Environment Department.

Item No.41 M/s. Goel Ganga Developers (I) Pvt Ltd.

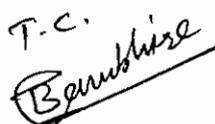
Application for prior Environmental clearance for proposed Construction project "Gangadham III" on S.No.578/2, at Village Bibewadi, District Pune. (Compliance case)

1.	Name of Project	Ganga Dham Tower
2.	Name, Contact number & Address of Proponent	<ul style="list-style-type: none"> • Name: Goel Ganga Developers (I) Pvt. Ltd. • Address: San Mahu Complex, 3rd Floor, Opp poona Club, 5 Bund Garden Road, Pune 411001 • Telephone number: +91 (20) 26124265 • Mobile number: -

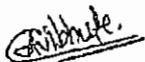

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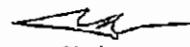

Chairman

T.C.


		• Email ID: director@goelganga.com
3.	Name, contact Number & address of Consultant	---
4.	Accreditation of consultant (NABET Accreditation)	Accredited
5.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Housing Project
6.	Location of the Project	S. No. 578/2, Bibewadi , Pune
7.	Whether in Corporation / Municipal/ other area	PMC (Pune Municipal Corporation)
8.	Applicability of the DCR	DC rule
9.	IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Received Sanction No. – 2456/14 Dated 17.11.2014
10.	Note on the initiated work (If applicable)	<ul style="list-style-type: none"> • Total constructed work (FSI+ Non FSI): NA • Date and area details in the necessary approvals issued by the competent authority (attach scan copies)
11.	LOI / NOC from MHADA	Applicable (Mentioned in sanction)


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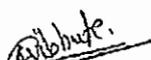
	/ Other approvals (If applicable)	
12.	Total Plot Area (sq. m.)	20,798.00 sq.m.
	Deductions	6,732.96 sq.m.
	Net Plot area	14,065.04 sq.m.
13.	Permissible FSI (including TDR etc)	27355.02 sq.m + For EWS 2823.04 sq.m.
14.	Proposed Built-up Area (FSI & Non-FSI)	<ul style="list-style-type: none"> • FSI area (sq. m.): 26,547.87sq.m + EWS built up: 2823.04 sq.m= 29,370.91 sq.m • Non FSI area (sq. m): 49,256.80 sq.m. • Total construction BUA area (sq. m.): 78,627.71 sq.m.
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	7809.68 (56%)
16.	Estimated Cost of the Project	150.73 Cr
17.	No. of building & its configuration(s)	<p>1. Residential: 3 no of building</p> <p>Bldg A: G+P1+P2+P3+Podium+20</p> <p>Bldg B: G+P1+P2+P3+Podium+20</p> <p>Bldg C: G+P1+P2+P3+Podium+20</p> <p>2. Commercial Building: NA</p> <p>3. Club House: G + 1</p> <p>4. EWS bldg: P+11</p>
18.	Number of tenants and shops	<p>205 Tenements + 54 EWS tenements</p> <p>Total Tenements 259</p>


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19.	Number of expected residents / users	Residential population: 1025 EWS Population: 270 Total Population: 1295 Commercial population: NA
20.	Tenant density per hecter	561
21.	Height of the building(s)	69.9 m
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	30.00 m (nearest fire station: Main fire station at Ghorpadi peth)
23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
24.	Existing structure(s)	MS Shed
25.	Details of the demolition with disposal (If applicable)	MS Shed can be easily dismantled and re-used
26.	Total Water Requirement	Residential & Commercial Dry season : Source: PMC (Pune Municipal Corporation) <input type="checkbox"/> Fresh water: 117 KL <input type="checkbox"/> Recycled water (Flushing): 58 KL

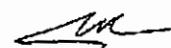

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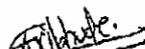

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		<input type="checkbox"/> Recycled water (Gardening): 18 KL <input type="checkbox"/> HVAC Makeup: NA <input type="checkbox"/> Total water Requirement: 193KL <input type="checkbox"/> Excess treated water: 87KL <input type="checkbox"/> Swimming Pool: 1 KL <input type="checkbox"/> Fire fighting (Cum): 300 KL Wet Season: <input type="checkbox"/> Fresh water: 117 KL <input type="checkbox"/> Recycled water (Flushing): 58 KL <input type="checkbox"/> Recycled water (Gardening): Nil <input type="checkbox"/> HVAC Makeup: NA <input type="checkbox"/> Total water Requirement: 175 KL <input type="checkbox"/> Excess treated water: 105 KL <input type="checkbox"/> Swimming Pool : 1 KL <input type="checkbox"/> Fire fighting (Cum): 300 KL
27.	Details about Swimming Pool:	Dimension of Swimming Pool: Main Pool Size: 25.40 X 10.40 MTR Baby Pool size: NA Total water Requirement in KLD: 304 KL Water requirement for make up in KLD: 1 Details of Plant & Machinery used for treatment of Swimming pool water: Filter, Self Priming pump,


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		<p>Control panel for pump, Hair and lint strainer, S/F main drain in white ABS, S/F vacuum point in white ABS, S/F inlet point in white ABS, overflow grating.</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored:</p> <table border="1" data-bbox="654 829 1279 1032"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>pH</td> <td>7.2</td> </tr> <tr> <td>2.</td> <td>Chlorine level</td> <td>1.5 to 2.2 mg/l</td> </tr> </tbody> </table>	Sr. No.	Parameters	Standard	1.	pH	7.2	2.	Chlorine level	1.5 to 2.2 mg/l
Sr. No.	Parameters	Standard									
1.	pH	7.2									
2.	Chlorine level	1.5 to 2.2 mg/l									
28.	<p>Rain Water Harvesting (RWH)</p>	<p><input type="checkbox"/> Level of the Ground water table: at 10-12 m</p> <p><input type="checkbox"/> Size and no of RWH tank(s) and Quantity: 1 tank</p> <p><input type="checkbox"/> Capacity of RWH tanks :70 kL</p> <p><input type="checkbox"/> Location of the RWH tank (s): Refer master layout</p> <p><input type="checkbox"/> No of recharge pits: 10 No's</p> <p>Commercial:</p> <p><input type="checkbox"/> No. of RWH Tanks: NA</p> <p><input type="checkbox"/> Capacity of RWH tanks: NA</p> <p><input type="checkbox"/> Location of the RWH tank (s): NA</p> <p><input type="checkbox"/> No of recharge pits: NA</p> <p><input type="checkbox"/> Budgetary allocation (Capital cost and O & M cost):</p> <p>Capital cost: Rs. 18,07,000 Lakhs</p> <p>O & M Cost: Rs. 36,000/annum</p>									
29.	UGT tanks	Residential:									


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		<p>UGT 1</p> <p>Domestic UG tank Capacity: 276 KLD</p> <p>Flushing UG tank Capacity: 50 KLD</p> <p>Fire UG tank Capacity: 300 KLD</p> <p>UGT 2</p> <p>Domestic UG tank capacity: 36.5 KLD</p> <p>Flushing UG tank capacity: 18.5 KLD</p> <p>Commercial:</p> <p>Domestic UG tank Capacity: NA</p> <p>Flushing UG tank Capacity: NA</p> <p>Fire UG tank Capacity: NA</p>
30.	Storm water drainage	<p><input type="checkbox"/> Natural water drainage pattern: As per contour</p> <p><input type="checkbox"/> Quantity of storm water: 837 m³/hr</p> <p><input type="checkbox"/> Size of SWD: 650 diameter WITH SLOPE 1:150</p>
31.	Sewage and Waste water	<p><input type="checkbox"/> Residential:</p> <p><input type="checkbox"/> Sewage generation (CMD): 163</p> <p><input type="checkbox"/> Capacity of STP (CMD): 250 KLD modular with 130 KLD as basic module</p> <p>EWS bldg: 35 KLD</p> <p><input type="checkbox"/> STP technology: MBBR</p> <p>Commercial:</p> <p><input type="checkbox"/> Sewage generation (CMD): NA</p>


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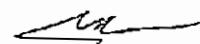
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	<ul style="list-style-type: none"> <input type="checkbox"/> Capacity of STP (CMD): NA <input type="checkbox"/> STP technology: NA <input type="checkbox"/> Location of STP: Attach Layout as Annexure I <input type="checkbox"/> DG sets (during emergency) Residential, commercial & Club House: Considered in Overall DG cost <input type="checkbox"/> Budgetary allocation (Capital cost and O& M cost): <ul style="list-style-type: none"> <input type="checkbox"/> Capital Cost 250 KLD : 20.75/- lakhs; <li style="padding-left: 40px;">35 KLD: 7.5/- Lakhs <input type="checkbox"/> O & M Cost 250 KLD: 5.47/- lakhs p.a.; <li style="padding-left: 40px;">35 KLD:2.75/- lakhs p.a
32. Solid waste Management	<p>Waste generation in the pre Construction and Construction phase:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Waste generation: 1 % total raw materials <input type="checkbox"/> Quantity of the top soil to be preserved: 2800 m3 <input type="checkbox"/> Disposal of the construction way debris: Excavated earth material will be used for filling material for plith area and Top soil for landscaping. <p>Waste generation in the operation phase</p> <p>Residential & commercial:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Biodegradable waste: 369 kg/day <input type="checkbox"/> Non-Biodegradable waste: 227 kg/day <input type="checkbox"/> E-waste: NA


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	<p><input type="checkbox"/> Hazardous waste: NA</p> <p><input type="checkbox"/> Biomedical waste(Kg/month)(If applicable): NA</p> <p><input type="checkbox"/> STP sludge: 8 kg/day (Dry Sludge)</p> <p>Mode of Disposal of waste:</p> <p><input type="checkbox"/> Dry waste: Disposal through authorized vendor</p> <p><input type="checkbox"/> Wet waste: used as manure</p> <p><input type="checkbox"/> E-waste: NA</p> <p><input type="checkbox"/> Hazardous waste: NA</p> <p><input type="checkbox"/> Biomedical waste(Kg/month)(If applicable): NA</p> <p><input type="checkbox"/> STP sludge: used as manure</p> <p>Area requirement:</p> <p>1. Location(s): As per service layout</p> <p>2. Total area provided for the storage & Treatment of the solid waste: 68 sq.m.</p> <p>3. Budgetary allocation(capital Cost & O&M cost):</p> <p>Capital Cost: Rs 12,62,046.00/-</p> <p>O & M cost : Rs 2,44,404 p.a.</p>
33.	<p>Green Belt Development</p> <p>Total RG area: 1882 m2</p> <p>RG area other than green belt (Please specify for play ground,etc.): Club house: 188.2 sq.m</p>


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RG area under green belt

RG area on the ground (sq.m.): 1693.8 sq.m.

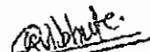
RG area on the podium (sq.m.): .NA

Number & list of trees species proposed to be planted : Trees: 240 Nos

List of Proposed Plantation for the scheme:

List of Trees :

Sr. No.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance
1	Ailanthus Excelsa	Maharukh	41	
2	Mangifera Indica	Mango	25	Good for restoration of dryer regions, have medicinal properties and purifies air
3	Anthocephalus Cadamba	Kadamb	18	Medicinal Value, To control soil erosion, Bird, squirrels, monkey eat fruits
4	Azadirachta Indica	Neem	33	Medicinal value, to control soil erosion
5	Eugenia Jambolana	Jambhul	42	Fruit bearing tree, attracts birds
6	Michelia Champaka	Son chafa	57	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
7	Bauhinia Racemosa	Apta	15	Medicinal value, flowering species


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8	Syzygium Cumini	Jam	9	Fruit bearing tree, attracts birds
		Total	240	--

List Of Shrubs:

No.	Botanical Name	Common Name
1.	Thevetia nerifolia	Sagargota
2.	Stachytarpheta sp.	Stachytarpheta
3.	Plumbago zeylanica	White Plumbago
4.	Acorus Calamus	Wekhand
5.	Korphad	Korphad
6.	Ocimum sanctum	Tulas
7.	Hibiscus	Jaswanda
8	Nerium Oleander	Kanher

Number & list of shrubs & bushes species planted in the podium RG: NA

Number & list trees species to be planted around the border of nallah / stream/pond(If any): NA

No of Existing Trees: NA

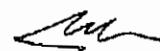
Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA

NOC for the tree cutting/transplantation/ Compensatory plantation, if any: NA

Budgetary allocation (capital cost O & M Cost):


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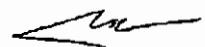
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	<p>Capital cost: Rs 21,37,870</p> <p>O & M Cost : Rs 11,82,000 p.a.</p>
34.	<p>Energy</p> <p>Power Supply:</p> <p>Total power consumption for residential buildings</p> <p>Source of Supply: MSEDCL.</p> <p>Construction Load: 40 KW</p> <p>Connected Load – 3323 KW</p> <p>Maximum Demand - 1340 KW</p> <p>DG Sets: Number and capacity of the DG sets to be used –320 KVA x 2Nos.</p> <p>Transformer : 630 KVA X 3</p> <p>Fuel Requirement (Diesel)- 49 lit./hr</p> <p>Total power consumption for club house, EWS building: Considered in Residential</p> <p>Energy saving measures</p> <p>The following Energy Conservation Methods are proposed in the project:</p> <p>Auto Timer control for external & Common lighting</p> <p>Use of CFL / LED lamps in all public/ common areas.</p> <p>Solar powered water heating.</p>


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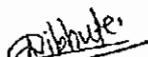
Electronic V3F Drives for Elevators			
Detail calculations & % of saving:			
HF ballast & T5 lamps: 49056 KWH / Annum			
CFL Lamps: 15330 KWH / Annum			
Solar Lighting: 14308 KWH / Annum			
Solar Water Heater : 453768 KWH / Annum			
VVVF drives for elevators:196224 KWH / Annum			
Total : 728686 KWH / Annum			
%age of Saving :10.6%			
Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form):			
Compliance with Energy Conservation Building Code (ECBC) 2007			
	Section	Requirement	Remark
1	6.2.2	Equipment efficiency standards	Done
2	7.2	Lighting controls to be controlled by photo sensor or time switch	Done


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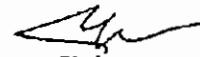
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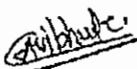
3	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Done
4	7.3	Interior lighting power to be with in specific limits	Done
5	7.4	Exterior lighting power to be within specified limits	Done
6	8.2.1.1	Maximum allowable power loss from transformer	Done
7	8.2.3	Power factor be maintained between 0.95 and unity	Done
8	8.2.4	Check metering	Done
9	8.2.5	Power distribution system losses to be maintained less than 1 %	Done
<p>Budgetary allocation (Capital cost and O & M cost):</p> <p>Capital Cost: Rs 20.00 Lakhs</p> <p>O & M Cost: Rs 1.00 Lakh</p> <p>Number and capacity of the DG sets to be used: 2 Nos. 320 KVA.</p>			


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Chairman

	<p>Stack Height: 4 m</p> <p>Diesel Consumption@ full Load: For 320 KVA : 49 Litre/hr</p> <p>Electricity requirement from MS&EDCL: 1340 KW</p> <p>HT line passing through the plot if any: NA</p>																					
<p>35. Environmental Management plan Budgetary Allocation</p>	<p>Environmental Management plan Budgetary Allocation: During Construction Phase:</p> <table border="1" data-bbox="656 1066 1298 1733"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Cost (Rs)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Erosion control: Dust suppression measures & barricading</td> <td>27,50,000/-</td> </tr> <tr> <td></td> <td>Site Safety</td> <td>90,000/-</td> </tr> <tr> <td></td> <td>Site Sanitation</td> <td>1,13,000/-</td> </tr> <tr> <td></td> <td>Disinfection & health check up</td> <td>64,000/-</td> </tr> <tr> <td></td> <td>Environmental Monitoring</td> <td>1,00,000/-</td> </tr> <tr> <td></td> <td>Total</td> <td>31,17,000/-</td> </tr> </tbody> </table> <p>For operational phase:</p> <p>STP 250 KLD: Rs 20,75,000</p> <p>STP 35 KLD: Rs 7,50,000</p> <p>RWH: Rs 18,07,000</p>	Sr. No.	Particulars	Cost (Rs)		Erosion control: Dust suppression measures & barricading	27,50,000/-		Site Safety	90,000/-		Site Sanitation	1,13,000/-		Disinfection & health check up	64,000/-		Environmental Monitoring	1,00,000/-		Total	31,17,000/-
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Secretary

Minutes of the 46th meeting of the SEAC - III (NoN-MMR) held on 25th to 29th April, 2016


Chairman

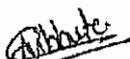
	<p>SWM: Rs 12,62,046</p> <p>Green Belt: Rs 21,37,870</p> <p>Storm water networking: Rs 19,00,000</p> <p>Non-Conventional Energy use: Rs 20,00,000</p> <p>Solar Water Heater: Rs 15,00,000</p> <p>Swimming pool: Rs 42,00,000</p> <p>Safety training and awareness: Rs 9,00,000</p> <p>TOTAL: Rs 1,85,31,916</p> <p>During Operation Phase:</p> <p>STP 250 KLD: Rs 5,47,000 pa</p> <p>STP 35 KLD: 2,75,000 pa</p> <p>RWH: Rs 36,000 pa</p> <p>SWM: Rs 2,44,404 pa</p> <p>Green Belt: Rs 11,82,000 pa</p> <p>Storm water networking: Rs 95,000 pa</p> <p>Non-Conventional Energy use: Rs 1,00,000 pa</p> <p>Solar Water Heater: Rs 2,25,000 pa</p> <p>Swimming pool: Rs 3,00,000 pa</p> <p>Environmental Expenditure: Rs 1,75,000 pa</p> <p>Water supply through tanker: Rs 4,32,000 pa</p> <p>TOTAL: Rs 36,11,404</p>
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Secretary

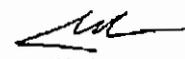
Minutes of the 46th meeting of the SEAC - III (NoN-MMR) held on 25th to 29th April, 2016


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	<p>Quantum and generation of corpus fund and Commitment: Project proponent shall generate corpus fund from individual flat owners for O & M during operation phase till handing over of premises to society.</p> <p>Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M</p>																				
36.	<p>Traffic Management</p> <p>No. of junction to the main road and design of confluence: One Main Junction from Site to Main Road</p> <p>Plot Area: 20,798.00 sq.m.</p> <p>Parking Details: For A , B, C Building</p> <table border="1" data-bbox="227 1411 1265 1816"> <thead> <tr> <th>Sr. No.</th> <th>Type</th> <th>Applicable no of parking As per DCR</th> <th>Provided parking</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2 Wheeler</td> <td>928</td> <td>928</td> </tr> <tr> <td>2.</td> <td>4 Wheeler</td> <td>642</td> <td>642</td> </tr> <tr> <td>3.</td> <td>Cycles</td> <td>518</td> <td>550</td> </tr> <tr> <td>4.</td> <td>Public Transport</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>Total area provided for parking: 26024.00 sq.m.</p> <p>No. of car parking provided: 642</p> <p>Type of parking (Open/Stilt/Basement): Stilt parking and podium parking</p>	Sr. No.	Type	Applicable no of parking As per DCR	Provided parking	1.	2 Wheeler	928	928	2.	4 Wheeler	642	642	3.	Cycles	518	550	4.	Public Transport	-	-
Sr. No.	Type	Applicable no of parking As per DCR	Provided parking																		
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Secretary

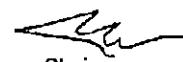
Minutes of the 46th meeting of the SEAC - III (NoN-MMR) held on 25th to 29th April, 2016


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Area per car including driveway provided for car parking: 35 sq.m.				
Width of all Internal roads: NA				
37.	CRZ/RRZ clearance obtain ,if any	NA		
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	NA		
Check list for the other necessary approvals				
		Status of the approval	Name of the competent authority	Date of the issued letter
39.	CFO NOC for the above said building structure(s)	Obtained	CFO PMC	29/10/2015
40.	HRC NOC for the above said building structure(s) (If applicable)	NA	--	--
41.	NOC for the above said building structure(s) from the Aviation authority (If applicable)	NA	--	--
42.	Consent for the water for the above said detail(s)	Obtained	PMC	14/5/2015
43.	Consent for the drainage	Obtained	PMC	18/3/2015


Secretary

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	for the above said detail(s)			
44.	Consent for the electric supply for the proposed demand	NA	--	--
45.	Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	NA		
46.	Court Order (If applicable)	NA		
47.	Other approvals (If any)	NA		

PP submitted their application for prior Environmental clearance for total plot area of 20798.00 Sq. Mtrs, BUA of 78,627.71 Sq. Mtrs and FSI area of 29370.91 Sq. Mtrs. PP proposes to construct 3 nos. of residential wings having maximum height of 69.09 Mtrs, 1 EWS building and one club house.

The case was earlier considered in 32nd meeting of the SEAC - III held from 24th to 28th August 2015 and 37th meeting of the SEAC - III held from 17th to 21st November 2015 respectively when the case was deferred. The case was again considered in 39th meeting of the SEAC - III held from 28th to 30th December 2015, 42nd meeting of the SEAC - III held from 9th to 13th February 2016 and 44th meeting of the SEAC - III held from 28th to 31st March, 2016.

This committee took up the compliance report and other documents submitted by the Project Proponent for examination. The proposal is appraised as category 8 (a) B2.

During discussion following points emerged:

1. PP informed that they have obtained full potential sanction.

SEAC decided to recommend the proposal for Prior Environmental Clearance.

Arithude
Secretary

Minutes of the 46th meeting of the SEAC - III (NoN-MMR) held on 25th to 29th April, 2016

[Signature]
Chairman

T.C
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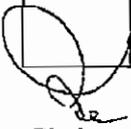
Minutes of the 103rd meeting of the SEIAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

Item No. 49

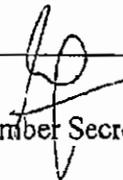
Subject: Environment clearance for proposed Construction project "GangadhamIII" on S.No.578/2, at Village Bibewadi, District Pune by M/s. Goel Ganga Developers (I) Pvt Ltd.

A) The Authority noted that the proposal was considered by SEAC-III in their 46th meeting held from 25th to 29th April 2016 under screening category 8a (B2) as per EIA Notification, 2006. The proposal was submitted by PP for total plot area of 20798.00 Sq.m, BUA of 78627.71 Sq.m. The brief information of the project is given by PP are as below:-

1.	Name of Project	Ganga Dham Tower
2.	Name, Contact number & Address of Proponent	<ul style="list-style-type: none"> • Name: Goel Ganga Developers (I) Pvt. Ltd. • Address: San Mahu Complex, 3rd Floor, Opp poona Club, 5 Bund Garden Road, Pune 411001 • Telephone number: +91 (20) 26124265 • Mobile number: - • Email ID: director@goelganga.com
3.	Name, contact Number & address of Consultant	---
4.	Accreditation of consultant (NABET Accreditation)	Accredited
5.	Type of project: Housing project / Industrial Estate / SRA scheme / MHADA / Township or others	Housing Project


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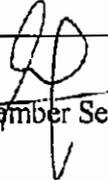
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6.	Location of the Project	S. No. 578/2, Bibewadi , Pune
7.	Whether in Corporation / Municipal/ other area	PMC (Pune Municipal Corporation)
8.	Applicability of the DCR	DC rule
9.	IOD/IOA/Concession document or any other form of document as applicable (Clarifying its conformity with local planning rules & provision)	Received Sanction No. – 2456/14 Dated 17.11.2014
10.	Note on the initiated work (If applicable)	<ul style="list-style-type: none"> • Total constructed work (FSI+ Non FSI): NA • Date and area details in the necessary approvals issued by the competent authority (attach scan copies)
11.	LOI / NOC from MHADA / Other approvals (If applicable)	Applicable (Mentioned in sanction)
12.	Total Plot Area (sq. m.) Deductions Net Plot area	20,798.00 sq.m. 6,732.96 sq.m. 14,065.04 sq.m.
13.	Permissible FSI (including TDR etc)	27355.02 sq.m + For EWS 2823.04 sq.m.
14.	Proposed Built-up Area (FSI & Non-FSI)	<ul style="list-style-type: none"> • FSI area (sq. m.): 26,547.87sq.m + EWS built up: 2823.04 sq.m= 29,370.91 sq.m • Non FSI area (sq. m): 49,256.80 sq.m. • Total construction BUA area (sq. m.): 78,627.71 sq.m.
15.	Ground-coverage Percentage (%) (Note: Percentage of plot not	7809.68 (56%)


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	open to sky)	
16.	Estimated Cost of the Project	150.73 Cr
17.	No. of building & its configuration(s)	1. Residential: 3 no of building Bldg A: G+P1+P2+P3+Podium+20 Bldg B: G+P1+P2+P3+Podium+20 Bldg C: G+P1+P2+P3+Podium+20 2. Commercial Building: NA 3. Club House: G + 1 4. EWS bldg: P+11
18.	Number of tenants and shops	205 Tenements + 54 EWS tenements Total Tenements 259
19.	Number of expected residents / users	Residential population: 1025 EWS Population: 270 Total Population: 1295 Commercial population: NA
20.	Tenant density per hector	561
21.	Height of the building(s)	69.9 m
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	30.00 m (nearest fire station: Main fire station at Ghorpadi peth)
23.	Turning radius for easy access of fire tender	9 m



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	movement from all around the building excluding the width for the plantation	
24.	Existing structure(s)	MS Shed
25.	Details of the demolition with disposal (If applicable)	MS Shed can be easily dismantled and re-used
26.	Total Water Requirement	<p>Residential & Commercial</p> <p>Dry season :</p> <p>Source: PMC (Pune Municipal Corporation)</p> <p><input type="checkbox"/> Fresh water: 117 KL</p> <p><input type="checkbox"/> Recycled water (Flushing): 58 KL</p> <p><input type="checkbox"/> Recycled water (Gardening): 18 KL</p> <p><input type="checkbox"/> HVAC Makeup: NA</p> <p><input type="checkbox"/> Total water Requirement: 193KL</p> <p><input type="checkbox"/> Excess treated water: 87KL</p> <p><input type="checkbox"/> Swimming Pool: 1 KL</p> <p><input type="checkbox"/> Fire fighting (Cum): 300 KL</p> <p>Wet Season:</p> <p><input type="checkbox"/> Fresh water: 117 KL</p> <p><input type="checkbox"/> Recycled water (Flushing): 58 KL</p> <p><input type="checkbox"/> Recycled water (Gardening): Nil</p> <p><input type="checkbox"/> HVAC Makeup: NA</p> <p><input type="checkbox"/> Total water Requirement: 175 KL</p>


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		<input type="checkbox"/> Excess treated water: 105 KL <input type="checkbox"/> Swimming Pool : 1 KL <input type="checkbox"/> Fire fighting (Cum): 300 KL									
27.	Details about Swimming Pool:	<p>Dimension of Swimming Pool:</p> <p>Main Pool Size: 25.40 X 10.40 MTR</p> <p>Baby Pool size: NA</p> <p>Total water Requirement in KLD: 304 KL</p> <p>Water requirement for make up in KLD: 1</p> <p>Details of Plant & Machinery used for treatment of Swimming pool water: Filter, Self Priming pump, Control panel for pump, Hair and lint strainer, S/F main drain in white ABS, S/F vacuum point in white ABS, S/F inlet point in white ABS, overflow grating.</p> <p>Details of quality to be achieved for swimming pool water and parameters to be monitored:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Parameters</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>pH</td> <td>7.2</td> </tr> <tr> <td>2.</td> <td>Chlorine level</td> <td>1.5 to 2.2 mg/l</td> </tr> </tbody> </table>	Sr. No.	Parameters	Standard	1.	pH	7.2	2.	Chlorine level	1.5 to 2.2 mg/l
Sr. No.	Parameters	Standard									
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2.	Chlorine level	1.5 to 2.2 mg/l									
28.	Rain Water Harvesting (RWH)	<input type="checkbox"/> Level of the Ground water table: at 10-12 m <input type="checkbox"/> Size and no of RWH tank(s) and Quantity: 1 tank <input type="checkbox"/> Capacity of RWH tanks :70 kL <input type="checkbox"/> Location of the RWH tank (s): Refer master layout									


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		<input type="checkbox"/> No of recharge pits: 10 No's Commercial: <input type="checkbox"/> No. of RWH Tanks: NA <input type="checkbox"/> Capacity of RWH tanks: NA <input type="checkbox"/> Location of the RWH tank (s): NA <input type="checkbox"/> No of recharge pits: NA <input type="checkbox"/> Budgetary allocation (Capital cost and O & M cost): Capital cost: Rs. 18,07,000 Lakhs O & M Cost: Rs. 36,000/annum
29.	UGT tanks	Residential: UGT 1 Domestic UG tank Capacity: 276 KLD Flushing UG tank Capacity: 50 KLD Fire UG tank Capacity: 300 KLD UGT 2 Domestic UG tank capacity: 36.5 KLD Flushing UG tank capacity: 18.5 KLD Commercial: Domestic UG tank Capacity: NA Flushing UG tank Capacity: NA Fire UG tank Capacity: NA
30.	Storm water drainage	<input type="checkbox"/> Natural water drainage pattern: As per contour

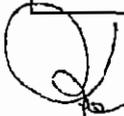

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Minutes of the 103rd meeting of the SETAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

		<input type="checkbox"/> Quantity of storm water: 837 m ³ /hr <input type="checkbox"/> Size of SWD: 650 diameter WITH SLOPE 1:150
31.	Sewage and Waste water	<input type="checkbox"/> Residential: <input type="checkbox"/> Sewage generation (CMD): 163 <input type="checkbox"/> Capacity of STP (CMD): 250 KLD modular with 130 KLD as basic module EWS bldg: 35 KLD <input type="checkbox"/> STP technology: MBBR Commercial: <input type="checkbox"/> Sewage generation (CMD): NA <input type="checkbox"/> Capacity of STP (CMD): NA <input type="checkbox"/> STP technology: NA <input type="checkbox"/> Location of STP: Attach Layout as Annexure I <input type="checkbox"/> DG sets (during emergency) Residential, commercial & Club House: Considered in Overall DG cost <input type="checkbox"/> Budgetary allocation (Capital cost and O& M cost): <input type="checkbox"/> Capital Cost 250 KLD : 20.75/- lakhs; 35 KLD: 7.5/- Lakhs <input type="checkbox"/> O & M Cost 250 KLD: 5.47/- lakhs p.a.; 35 KLD:2.75/- lakhs p.a
32.	Solid waste Management	Waste generation in the pre Construction and Construction phase:


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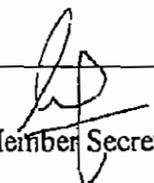

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		<p><input type="checkbox"/> Waste generation: 1 % total raw materials</p> <p><input type="checkbox"/> Quantity of the top soil to be preserved: 2800 m³</p> <p><input type="checkbox"/> Disposal of the construction way debris: Excavated earth material will be used for filling material for plith area and Top soil for landscaping.</p> <p>Waste generation in the operation phase</p> <p>Residential & commercial:</p> <p><input type="checkbox"/> Biodegradable waste: 369 kg/day</p> <p><input type="checkbox"/> Non-Biodegradable waste: 227 kg/day</p> <p><input type="checkbox"/> E-waste: NA</p> <p><input type="checkbox"/> Hazardous waste: NA</p> <p><input type="checkbox"/> Biomedical waste(Kg/month)(If applicable): NA</p> <p><input type="checkbox"/> STP sludge: 8 kg/day (Dry Sludge)</p> <p>Mode of Disposal of waste:</p> <p><input type="checkbox"/> Dry waste: Disposal through authorized vendor</p> <p><input type="checkbox"/> Wet waste: used as manure</p> <p><input type="checkbox"/> E-waste: NA</p> <p><input type="checkbox"/> Hazardous waste: NA</p> <p><input type="checkbox"/> Biomedical waste(Kg/month)(If applicable): NA</p> <p><input type="checkbox"/> STP sludge: used as manure</p>
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		<p>Area requirement:</p> <p>1. Location(s): As per service layout</p> <p>2. Total area provided for the storage & Treatment of the solid waste: 68 sq.m.</p> <p>3. Budgetary allocation(capital Cost & O&M cost):</p> <p>Capital Cost: Rs 12,62,046.00/-</p> <p>O & M cost : Rs 2,44,404 p.a.</p>																	
33.	<p>Green Belt Development</p> <p>Total RG area: 1882 m2</p> <p>RG area other than green belt (Please specify for play ground, etc.): Club house: 188.2 sq.m</p> <p>RG area under green belt</p> <p>RG area on the ground (sq.m.): 1693.8 sq.m.</p> <p>RG area on the podium (sq.m.): .NA</p> <p>Number & list of trees species proposed to be planted : Trees: 240 Nos</p> <p>List of Proposed Plantation for the scheme:</p> <p>List of Trees :</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Botanical Name</th> <th>Common Name</th> <th>Qty</th> <th>Characteristics & Ecological Importance</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ailanthus Excelsa</td> <td>Maharukh</td> <td>41</td> <td></td> </tr> <tr> <td>2</td> <td>Mangifera Indica</td> <td>Mango</td> <td>25</td> <td>Good for restoration of dryer regions, have medicinal properties and</td> </tr> </tbody> </table>	Sr. No.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance	1	Ailanthus Excelsa	Maharukh	41		2	Mangifera Indica	Mango	25	Good for restoration of dryer regions, have medicinal properties and			
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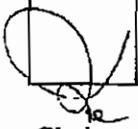
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				purifies air
3	Anthocephalus Cadamba	Kadamb	18	Medicinal Value, To control soil erosion, Bird, squirrels, monkey eat fruits
4	Azadirachta Indica	Neem	33	Medicinal value, to control soil erosion
5	Eugenia Jambolana	Jambhul	42	Fruit bearing tree, attracts birds
6	Michelia Champaka	Son chafa	57	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
7	Bauhinia Racemosa	Apta	15	Medicinal value, flowering species
8	Syzygium Cumini	Jam	9	Fruit bearing tree, attracts birds
		Total	240	--

List Of Shrubs:

No.	Botanical Name	Common Name
1.	Thevetia nerifolia	Sagargota
2.	Stachytarpheta sp.	Stachytarpheta
3.	Plumbago zeylanica	White Plumbago
4.	Acorus Calamus	Wekhand
5.	Korphad	Korphad
6.	Ocimum sanctum	Tulas


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7.	Hibiscus	Jaswanda
8	Nerium Oleander	Kanher
<p>Number & list of shrubs & bushes species planted in the podium RG: NA</p> <p>Number & list trees species to be planted around the border of nallah / stream/pond(If any): NA</p> <p>No of Existing Trees: NA</p> <p>Number, Size, Age and Species of trees to be cut, trees to be transplanted: NA</p> <p>NOC for the tree cutting/transplantation/ Compensatory plantation, if any: NA</p> <p>Budgetary allocation (capital cost O & M Cost):</p> <p>Capital cost: Rs 21,37,870</p> <p>O & M Cost : Rs 11,82,000 p.a.</p>		
34.	Energy	<p>Power Supply:</p> <p>Total power consumption for residential buildings</p> <p>Source of Supply: MSEDCL.</p> <p>Construction Load: 40 KW</p> <p>Connected Load – 3323 KW</p> <p>Maximum Demand - 1340 KW</p> <p>DG Sets: Number and capacity of the DG sets to be used –320 KVA x 2Nos.</p> <p>Transformer : 630 KVA X 3</p> <p>Fuel Requirement (Diesel)- 49 lit./hr</p> <p>Total power consumption for club house, EWS</p>


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		<p>building: Considered in Residential</p> <p>Energy saving measures</p> <p>The following Energy Conservation Methods are proposed in the project:</p> <p>Auto Timer control for external & Common lighting</p> <p>Use of CFL / LED lamps in all public/ common areas.</p> <p>Solar powered water heating.</p> <p>Electronic V3F Drives for Elevators</p> <p>Detail calculations & % of saving:</p> <p>HF ballast & T5 lamps: 49056 KWH / Annum</p> <p>CFL Lamps: 15330 KWH / Annum</p> <p>Solar Lighting: 14308 KWH / Annum</p> <p>Solar Water Heater : 453768 KWH / Annum</p> <p>VVVF drives for elevators:196224 KWH / Annum</p> <p>Total : 728686 KWH / Annum</p> <p>%-age of Saving :10.6%</p> <p>Compliance of the ECBC guidelines: (Yes / No) (If yes then submit compliance in tabular form):</p>
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Chairman

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Member/Secretary

Minutes of the 103rd meeting of the SEIAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

Compliance with Energy Conservation Building Code (ECBC) 2007			
	Section	Requirement	Remark
1	6.2.2	Equipment efficiency standards	Done
2	7.2	Lighting controls to be controlled by photo sensor or time switch	Done
3	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Done
4	7.3	Interior lighting power to be within specific limits	Done
5	7.4	Exterior lighting power to be within specified limits	Done
6	8.2.1.1	Maximum allowable power loss from transformer	Done
7	8.2.3	Power factor to be maintained between 0.95 and unity	Done
8	8.2.4	Check metering	Done
9	8.2.5	Power distribution system losses to be maintained less than 1 %	Done


Chairman

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Member Secretary

Minutes of the 103rd meeting of the SEIAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

		<p>Budgetary allocation (Capital cost and O & M cost):</p> <p>Capital Cost: Rs 20.00 Lakhs</p> <p>O & M Cost: Rs 1.00 Lakh</p> <p>Number and capacity of the DG sets to be used: 2 Nos. 320 KVA.</p> <p>Stack Height: 4 m</p> <p>Diesel Consumption@ full Load: For 320 KVA : 49 Litre/hr</p> <p>Electricity requirement from MSEDCCL: 1340 KW</p> <p>HT line passing through the plot if any: NA</p>															
35.	Environmental Management plan Budgetary Allocation	<p>Environmental Management plan Budgetary Allocation: During Construction Phase:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Cost (Rs)</th> </tr> </thead> <tbody> <tr> <td>Erosion control: Dust suppression measures & barricading</td> <td>27,50,000/-</td> </tr> <tr> <td>Site Safety</td> <td>90,000/-</td> </tr> <tr> <td>Site Sanitation</td> <td>1,13,000/-</td> </tr> <tr> <td>Disinfection & health check up</td> <td>64,000/-</td> </tr> <tr> <td>Environmental Monitoring</td> <td>1,00,000/-</td> </tr> <tr> <td>Total</td> <td>31,17,000/-</td> </tr> </tbody> </table>		Particulars	Cost (Rs)	Erosion control: Dust suppression measures & barricading	27,50,000/-	Site Safety	90,000/-	Site Sanitation	1,13,000/-	Disinfection & health check up	64,000/-	Environmental Monitoring	1,00,000/-	Total	31,17,000/-
Particulars	Cost (Rs)																
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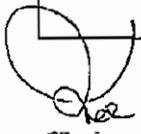

Chairman

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Member Secretary

Minutes of the 103rd meeting of the SELAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

		<p>For operational phase:</p> <p>STP 250 KLD: Rs 20,75,000</p> <p>STP 35 KLD: Rs 7,50,000</p> <p>RWH: Rs 18,07,000</p> <p>SWM: Rs 12,62,046</p> <p>Green Belt: Rs 21,37,870</p> <p>Storm water networking: Rs 19,00,000</p> <p>Non-Conventional Energy use: Rs 20,00,000</p> <p>Solar Water Heater: Rs 15,00,000</p> <p>Swimming pool: Rs 42,00,000</p> <p>Safety training and awareness: Rs 9,00,000</p> <p>TOTAL: Rs 1,85,31,916</p> <p>During Operation Phase:</p> <p>STP 250 KLD: Rs 5,47,000 pa</p> <p>STP 35 KLD: 2,75,000 pa</p> <p>RWH: Rs 36,000 pa</p> <p>SWM: Rs 2,44,404 pa</p> <p>Green Belt: Rs 11,82,000 pa</p> <p>Storm water networking: Rs 95,000 pa</p> <p>Non-Conventional Energy use: Rs 1,00,000 pa</p> <p>Solar Water Heater: Rs 2,25,000 pa</p> <p>Swimming pool: Rs 3,00,000 pa</p>
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Chairman

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Member Secretary

Minutes of the 103rd meeting of the SEIAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

		<p>Environmental Expenditure: Rs 1,75,000 pa</p> <p>Water supply through tanker: Rs 4,32,000 pa</p> <p>TOTAL: Rs 36,11,404</p> <p>Quantum and generation of corpus fund and Commitment: Project proponent shall generate corpus fund from individual flat owners for O & M during operation phase till handing over of premises to society.</p> <p>Responsibility for further O & M: Corpus fund shall be handed over to the society. While handing over Environmental Management Facilities M.O.U. shall be made with society to accept responsibility of further O & M</p>																				
36.	<p>Traffic Management</p> <p>No. of junction to the main road and design of confluence: One Main Junction from Site to Main Road</p> <p>Plot Area: 20,798.00 sq.m.</p> <p>Parking Details: For A , B, C Building</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Type</th> <th>Applicable no of parking As per DCR</th> <th>Provided parking</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>2 Wheeler</td> <td>928</td> <td>928</td> </tr> <tr> <td>2.</td> <td>4 Wheeler</td> <td>642</td> <td>642</td> </tr> <tr> <td>3.</td> <td>Cycles</td> <td>518</td> <td>550</td> </tr> <tr> <td>4.</td> <td>Public Transport</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>Total area provided for parking: 26024.00 sq.m.</p> <p>No. of car parking provided: 642</p>	Sr. No.	Type	Applicable no of parking As per DCR	Provided parking	1.	2 Wheeler	928	928	2.	4 Wheeler	642	642	3.	Cycles	518	550	4.	Public Transport	-	-	
Sr. No.	Type	Applicable no of parking As per DCR	Provided parking																			
1.	2 Wheeler	928	928																			
2.	4 Wheeler	642	642																			
3.	Cycles	518	550																			
4.	Public Transport	-	-																			


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Member Secretary

Minutes of the 103rd meeting of the SEIAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

	Type of parking (Open/Stilt/Basement): Stilt parking and podium parking Area per car including driveway provided for car parking: 35 sq.m. Width of all Internal roads: NA			
37.	CRZ/RRZ clearance obtain ,if any	NA		
38.	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas / inter-State boundaries	NA		
Check list for the other necessary approvals				
		Status of the approval	Name of the competent authority	Date of the issued letter
39.	CFO NOC for the above said building structure(s)	Obtained	CFO PMC	29/10/2015
40.	HRC NOC for the above said building structure(s) (If applicable)	NA	--	--
41.	NOC for the above said building structure(s) from the Aviation authority (If applicable)	NA	--	--
42.	Consent for the water for the above said detail(s)	Obtained	PMC	14/5/2015


Chairman

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Member Secretary

Minutes of the 103rd meeting of the SEIAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

43.	Consent for the drainage for the above said detail(s)	Obtained	PMC	18/3/2015
44.	Consent for the electric supply for the proposed demand	NA	--	--
45.	Precertification for Green Building from Indian Green Building Council and other recognized institutes (If applicable)	NA		
46.	Court Order (If applicable)	NA		
47.	Other approvals (If any)	NA		

D) In 103rd meeting of SEIAA, it was observed that PP has submitted IOD vide No. 5/4448 dated 31.03.2015 for a built up area of 78627.71 sq.m. The project proposal was discussed on the basis of consolidated statement, compliance of issues raised by SEAC-III submitted by PP, layout plan, floor plan, location of environmental infrastructures like STP, RWH, SWM, Disaster Management plan, parking plan etc. It was noted that the SEAC-III had recommended the proposal to SEIAA.

After detailed deliberation, while agreeing with the stipulations as recommended by SEAC-III in its 46th meeting and compliance submitted by PP, the SEIAA decided to


Chairman

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Member Secretary

Minutes of the 103rd meeting of the SEIAA held from 26th, 27th, 30th June & 1st and 2nd July, 2016

grant Environment Clearance for the built up area of 78627.71 Sq.m subject to the following additional conditions:-

- i. The EC is granted as per the IOD approved by the Pune Municipal Corporation (PMC) and if there is any change in the total built up area/Construction area, configuration of the building, location of environmental parameters etc in the sanctioned plan, the PP shall approach SEIAA for amendment of EC.
- ii. To remove parking near the stair case for speedy evacuation during emergencies. Two wheeler parking to be removed.
- iii. To open the stair cases of all the building in such a way that people come out to stilt area instead of the lobby area during emergency.
- iv. To relocate swimming pool and services to the ground level from the podium.
- v) E- Waste shall be disposed through authorized vendor as per E - waste (Management and Handling) Rules, 2016.



Chairman

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Member Secretary

F.C.
Boukhise



Dy. Engineer
Building Permission Dept Zone 5
Pune Municipal Corporation
Outward No. 5/4448
Date:- 31 MAR 2015

To,
Mr. Atul Goel
Goel Ganga Developers Pvt.Ltd.
3rd Floor San Mahu Co, Plex
5 Bund Garden Road, Pune - 411001

Subject :- Regarding Environmental Clearance of our Project at S. No. 578/2,
at Bibvewadi Tal-Haveli, Dist-Pune.

Ref:- Your Application Dated -- 25/08/2015. GJK

We reference to above Mentioned Project's Environmental Clearance Certificate, the Maximum Permissible Built up area, According to Prevailing Development Control Rules of Pune Municipal Corporation and previous building permission sanction of above mentioned project (Ref-CC/2456/14/17/11/2014) are as follows.

S.No	Details	Area (Sq.M.)
1	Plot Area(7/12)	20798.00
2	Deduction	
	A) Less road widening 24 mtrs road	1318.89
	B) Differed road area as per (Draft D.P)	659.05
3	Total Deductions (1- 2)	1977.94
4	Balance Plot Area (1 - 3)	18820.00
5	Less 15% Amenity Space (on 4)	2823.00
6	Less Open Space (10%) (on 4)	1882.00
7	Less Transformer	50.00
8	Net Plot Area 4-(5+6+7)	14065.00
9	Permissible E.W.S. Area 20% (On 8)	2813.00
10	Proposed E.W.S. Area	2813.00
11	Add 40% TDR (On 8) and 20% TDR 5626+2813	8439.00
12	Add Transformer	50.00
13	Add Road Widening 24 MTR Road	1318.89
14	Add Differed Road area as per (Draft DP)	659.05
15	Add 15% Amenity Space	2823.00
16	Total Permissible FSI (8+11+12+13+14+15)	27355.94

Regards

Dy. Engineer

Building Permission Dept Zone 5
Pune Municipal Corporation

Email

Nikhilesh Sanjay Gandhre

Corrections in Answer and Annexure 3

From : harshada shinde
<harshada.shinde@punecorporation.org>

Mon, Nov 01, 2021 07:53 PM

Subject : Corrections in Answer and Annexure 3

 2 attachments 

To : Nikhilesh Sanjay Gandhre
<nikhileshsg.cpcb@supportgov.in>

Cc : umesh3000 us <umesh3000.us@gmail.com>

Respected sir,
As per discussion with you the corrections have been made and the corrected files are attached herewith.

 **Annexure 3 01112021_1.pdf**
508 KB

 **Answer 01112021_1.pdf**
171 KB

With reference to the 21/10/2021 meeting. clarifications on the following points are as follows.

Points	clarification	Remark
<p>1.Please specify whether the letter no. 5/4448 dated 31.03.2015 granted to M/s Goel Ganga Developers Pvt. Ltd. for project “Gangadham Towers” at S. No. 578/2, <u>Bibwewadi</u>, Tal.-Haveli, Dist.- Pune is an IOD or full potential sanction or sanction plan?</p> <p>Further, does the said letter dated 31.03.2015 also specify building configuration, non-FSI area, Total Built up Area along with total permissible FSI area of 27355.94 sq. m.?</p>	<p>Yes, PMC has issued letter outward no.5/4448 dated 31/3/2015 to M/s Goel Ganga Developers Pvt. Ltd. for project “Gangadham Towers” at S.No.578/2 Bibwewadi.It is a letter given for Total permissible FSI of said property.</p> <p>NO, This is only letter and no layout is sanctioned to show building configuration. Letter is for only permissible potential.</p>	
<p>2. Whether the following building configuration and total Built up Area, as mentioned in Environmental Clearance (EC) dated 17.10.2016, has been sanctioned/approved by PMC to M/s Goel Ganga Developers Pvt. Ltd.</p> <p>Vide any of the sanctions/approval (i.e. full potential sanction or IOD or sanction plan or any other form of documents) prior to 17.10.2016 to M/s Goel Ganga Developers Pvt. Ltd.</p> <p>Residential: 3 no of building Bldg A: Gr+P1+P2+P3+Podium+20 Bldg B: Gr+P1</p>	<p>PMC has not sanctioned any IOD/layout with respect to Environmental Clearance (EC) dated 17.10.2016,</p>	

<p>+P2+P3+Podium+20 Bldg C: Gr+P1+P2+P3+Podium+20 Commercial Building: NA Club House: G + 1 EWS bldg: P+11 Total Construction Built Up Area: 78627.71 sq.m [FSI area: 26547.87 sq.m +EWS built up: 2823.04 sq.m = 29370.91 sq.m and Non FSI-49256.80 sq.m] In case sanctions/approval, as above, has been granted by PMC, please give details of the same including building configuration and total built up Area granted therein prior to 17/10/2016.</p>		
<p>3.PMC has informed vide email dated 13.10.2021 that the 03 plinth check certificate dated 18.05.2017, 03.10.2018 and 31.10.2018 have been issued to M/s Goel Ganga Developers Pvt. Ltd. during the period EC dated 17/10/20216 and till amendment EC dated 25/3/2020.</p> <p>Are these plinth certificates in conformation to the sanction plan issued by PMC vide letter no. CC/0149/17 dated 21/04/2017)?</p> <p>Please provide details in case of deviation in terms of configuration and built up area, if any.</p>	<p>Yes, Plinth Checking Certificate Given by PMC is as per sanction. Given in Annexure-2.</p> <p>No, there is no deviation configuration and built-up area.</p>	

<p>4. The sanction plan issued by PMC vide letter no. CC/0149/17 dated 21.04.2017 has the following configuration and built up area:</p> <p>Bldg A: B1+B2+P1+P2+PODIUM+20</p> <p>Bldg B: B1+B2+P1+P2+PODIUM+20</p> <p>Bldg C: B1+B2+P1+P2+PODIUM+14</p> <p>Bldg D (EWS) : P+11..</p> <p>Total Built Up Area: 84892.31 sq.m (FSI area-37693.55 sq.m & Non FSI-47198.76 sq.m)</p> <p>Please clarify the following:</p> <p>(a) What are P1, P2 and P3 referred in various building configuration? Are they basements?</p> <p>(b) Whether B1 and B2 referred in the aforesaid sanction plan dated 21/4/2017 and other subsequent IOD/sanctioned plans are basements? Please also clarify in this regard referring ground contour prevailing at the site prior to land preparation or start of construction and definition of basement as defined under UDCPR 2020?</p> <p>If not, please clarify if B1+B2+P1+P2, as mentioned in all sanctioned plans/building permission, are the same structures or configuration to that of Gr+P1+P2+P3 as mentioned in EC dated</p>	<p>As per latest sanctioned dated 21/4/2017, P1, P2 are parking floors only as referred in EC, dated 17/10/2016. P1, P2, are not basements and P3 is podium shown in plan which is not basement.</p> <p>Considering the natural Ground Level and the sanctioned plans For 'A' building only partial basement that is 'B1' basement of building 'A' below the average Ground level as per natural contour as per site visit dated 23/10/2021. Contour and layout Drawings have been submitted by project proponent dated 01/04/2015 with EC application. B2+P1+P2 + Podium + 20 all are above ground</p>	
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<p>17.10.2016.Further, please also clarify that no basement has been constructed at the project site under reference by excavating soil?</p>	<p>level. Remaining Buildings B, C & D building have all floors above ground level. Club house is also above Ground level.</p> <p>As per sanctioned UDCPR 2020 Definitions no. 18, page no 4 a Xerox of which is attached for your perusal. The B1+B2+P1+P2+podium+20 as per CC/0149/2017,dated 21/4/2017.These are actually “G+P1+P2+P3+Podium +no of floors “except in building ‘A ‘where ‘G’is partial basement.Therefore,there is an error in terming “B1+B2+P1+P2+podium+No of floors in all layout Sanctioned /building permission where as actually it is “G+P1+P2+P3+Podium +no of floors “except in case of building ‘A’as above.</p>	
<p>5.Details of configuration, FSI area & Non FSI area and total built up area w.r.t IOD/sanctioned plans have been provided as Annexure-I vide your email dated 13.10.2021. During the discussion, it was informed that the same requires some corrections in terms of configuration and built up area. Please provide re-examined and corrected details of the same.</p>	<p>Final and corrected Annexure is attached herewith As Corrected Annexure 1 Final.</p>	
<p>6.The building is currently under construction as per the sanctioned plan CC/0072/20 Dated 16.06.2020. Whether the</p>	<p>Yes, total built up area is 1,24,864.65 Sqm.</p> <p>As per sanctioned building plan dated 11/6/2020 Building A,B are</p>	

<p>said sanction plan dated 16.06.2020 is in conformation to that of IOD issued vide letter no. CC/0909/18 dated 03/07/2018 for which the 2nd EC 25.03.2020 is granted? Please list out deviation in terms of configuration and built up area, if any</p>	<p>B1+B2+P1+P2+Podium+26 floors, Building C ,B1+B2+P1+P2+Podium+3 floors, Where as IOD Plan dated 03/07/2018 Building A,B,C are B1+B2+P1+P2+Podium+26 floors.</p> <p>There is no deviation in terms of built up area.</p>	
<p>7.Please provide current total built-up area as defined under notification no S.O. 695(E) dated 04.04.2011 issued by Ministry of Environment, Forest and Climate Change (MoEF&CC). Please list out deviation in terms of configuration and built up area, if any, w.r.t. sanction plan dated 16/6/2020 or IOD issued vide letter no. CC/0909/18 dated 03/07/2018.</p>	<p>The Built up area sanctioned as per IOD 03/07/2018 is 1,24,864.65 Sqm. and Built up area Constructed on site is 66967.84 Sqm.as (FSI 35043.22 sq.m and Non-FSI 31924.62 Sq.m) per latest sanctioned plan dated 11/6/2020 as given in Final Annexure 3 hereby attached with.</p> <p>At the time of initial sanction PMC grants building sanction only Considering FSI.</p> <p>For EC PMC only Gives IOD sanction layout, after getting EC certificate for that potential PMC gives revised sanctions. w.r.t. sanction plan dated 16/6/2020 or IOD issued vide letter no. CC/0909/18 dated 03/07/2018. There is no deviation in terms of built up area.</p> <p>As per sanctioned building plan dated 11/6/2020 Building A and B are B1+B2+P1+P2+Podium+26 floors, Building C ,B1+B2+P1+P2+Podium+3 floors, Where as IOD Plan dated 03/07/2018 Building A,B,C are B1+B2+P1+P2+Podium+26 floors.</p>	

Annexure 1 Final												
Sr. No.	Layout, Sanctioned and date	Gross Plot Area(Sq.M.)	Deduction of FSI(Sq.M.)	Net Plot Area(Sq.M.)	Name of Building	No of Floors	Height of building	FSI(Sq.M.)	Total FSI(Sq.M.)	Non FSI	Total Non FSI(Sq.M.)	Remarks
1	CC/2456/14 17/11/2014 Dated 17/11/2014+ Building Permission and layout	20798	1318.89	18752.56	C1	P+6	17.40	1740.20	16656.22	458.90	4542.27	
					C2	P+6	17.40	1740.20		458.90		
					C3	P+6	17.40	1740.20		458.90		
			659.05		C4	P+5	14.50	1450.94		442.56		
					C5	P+5	14.50	1450.94		442.56		
					C6	P+5	14.50	1450.94		442.56		
			67.5		C7	P+5	14.50	1450.94		442.56		
					C8	P+5	14.50	1450.94		442.56		
					C9	P+5	14.50	1450.94		442.56		
			A1 (LIG & MIG)		P+5	14.50	1095.64	217.67				
			Total=2045.44		B1 (LIG & MIG)	P+5	17.40	1634.34		292.54		
2	CC/3404/15 Dated 02/01/2016 Building Permission and layout	20798	1318.89	18820.06	A	GR+ P1+P2+P3+PODIUM+20	69.90	11936.97	17522.99	4282.63	42463.52	
					B	GR+ P1+P2+P3+PODIUM+2	19.13	869.44		815.06		
					C	GR+ P1+P2+P3+PODIUM+2	19.13	1295.59		1115.32		
					D (EWS)	P+11	36.00	3420.99		371.39		
			659.05 Total=1977.94			Ground parking				8969.78		
						Parking1				8969.78		
						Parking 2				8969.78		
						Parking 3				8969.78		

Sr. No.	Layout, Sanctioned and date	Gross Plot Area(Sq.M.)	Deduction of FSI(Sq.M.)	Net Plot Area(Sq.M.)	Name of Building	No of Floors	Height of building	FSI(Sq.M.)	Total FSI(Sq.M.)	Non FSI	Total Non FSI(Sq.M.)	Remarks	
3	CC/0776/16 Dated 28/06/2016 (Only Layout)	20798	1318.89	18820.06	A	GR+ P1+P2+P3+PODIUM+20	69.90	11936.97	17522.99	As per layout Plan	0.00	Only layout sanction no building permission has taken	
					B	GR+ P1+P2+P3+PODIUM+2	19.13	869.44					
					C	GR+ P1+P2+P3+PODIUM+2	19.13	1295.59					
					D (EWS)	P+11	36.00	3420.99					
							Ground parking	-	-				
							Parking 1	-	-				
							Parking 2	-	-				
							Parking 3	-	-				
4	CC/0149/17 Dated 21/04/2017 Building Permission and layout	20798	1318.89	18820.06	A	B1+B2+P1+P2+PODIUM+ 20	69.90	13968.40	37693.55	4496.03	47481.03		
					B	B1+B2+P1+P2+PODIUM+ 20	69.90	10376.88				2973.19	
					C	B1+B2+P1+P2+PODIUM+ 14	51.66	9927.08				3479.03	
					D (EWS)	P+11	36.00	3420.99				371.39	
							Basement 1	-	-			8969.78	
							Basement 2	-	-			8969.78	
							Parking 1	-	-			8969.78	
							Parking 2	-	-			8969.78	
							Club House (G+1)	7.00	-			282.27	

Sr. No.	Layout, Sanctioned and date	Gross Plot Area(Sq.M.)	Deduction of FSI(Sq.M.)	Net Plot Area(Sq.M.)	Name of Building	No of Floors	Height of building	FSI(Sq.M.)	Total FSI(Sq.M.)	Non FSI	Total Non FSI(Sq.M.)	Remarks	
5	CC/0909/18 Dated 03/07/2018 Only layout (IOD)	20798	1318.89	18820.06	A	B1+B2+P1+P2+PODIUM+26	99.90	15982.21	50641.85	As per layout Plan	74222.80	Only layout sanction(IOD)no building permission has taken therefore detail non fsi calculation cannot be given.	
					B	B1+B2+P1+P2+PODIUM+26	99.90	12029.00					
					C	B1+B2+P1+P2+PODIUM+26	99.90	17633.85					
			Two Meditation Hall Hall		GF	4.50	176.28						
			E		P+11	35.97	1385.67						
			D (EWS)		P+11	36.00	3434.84						
					Basement 1	-	-						
					Basement 2	-	-						
					Parking 1	-	-						
					Parking 2	-	-						
					Club House (G+1)	-	-						
	Fungible FSI	-	-	9060.52									
6	CC/2866/19 Dated 14/02/2020 Building Permission	20798	1318.89	18820.06	A	B1+B2+P1+P2+PODIUM+20	69.90	13968.40	37704.11	4496.03	47158.55		
					B	B1+B2+P1+P2+PODIUM+20	69.90	10376.88					2973.19
					C	B1+B2+P1+P2+PODIUM+13	55.80	9793.80					3156.55
			Two Meditation Hall Hall		GF	5.25	176.28	0.00					
			D (EWS)		P+11	36.00	3388.75	371.39					
					Basement 1	-	-	8969.78					
					Basement 2	-	-	8969.78					
					Parking 1	-	-	8969.78					
					Parking 2	-	-	8969.78					
					Club House (G+1)	7.00	-	282.27					

Sr. No.	Layout, Sanctioned and date	Gross Plot Area(Sq.M.)	Deduction of FSI(Sq.M.)	Net Plot Area(Sq.M.)	Name of Building	No of Floors	Height of building	FSI(Sq.M.)	Total FSI(Sq.M.)	Non FSI	Total Non FSI(Sq.M.)	Remarks
7	CC/0072/20 Dated 11/06/2020 Building Permission	20798	1318.89	18820.06	A	B1+B2+P1+P2+PODIUM+26	99.90	18158.92	37479.61	5592.29	47224.39	
					B	B1+B2+P1+P2+PODIUM+26	99.90	13495.55		3682.67		
					C	B1+B2+P1+P2+PODIUM+3	17.26	2250.11		1416.65		
					D (EWS)	P+11	36.00	3388.75		371.39		
					Two Meditation Hall	GF	5.25	176.28		0.00		
					Basement 1	=	=	8969.78				
					Basement 2	=	=	8969.78				
					Parking 1	=	=	8969.78				
					Parking 2	=	=	8969.78				
					Club House (G+1)	7.00	=	282.27				
	659.05 Total=1977.94											

Annexure 2 final			
Pinth Checking Till Date			
Building	Plinth Checking	Date	As per sanctioned plan
A	P.C.C/0144/17	18/5/2017	CC/0149/17 dated 21/04/2017
B	P.C.C/0585/17	3/11/2017	CC/0149/17 dated 21/04/2017
D (EWS)	P.C.C/0678/18	31/10/2018	CC/0149/17 dated 21/04/2017
Club House	P.C.C/0086/20	10/7/2020	CC/2866/19 dated 14/02/2020

Annexure 3 Final

Work in progress report till 6/10/2021 as per sanctioned plan CC/0072/20 dated 11/06/2020

Building	Floors	Total Built-Up Area(Sq.m)	Present Status
A	B1+B2+P1+P2+PODIUM+26	23751.21	B1+B2+P1+P2+PODIUM+26 Floor Slab Completed
B	B1+B2+P1+P2+PODIUM+26	17178.22	B1+B2+P1+P2+PODIUM+26 Floor Slab Completed
C	B1+B2+P1+P2+PODIUM+3	Nil	Work in progress (Excavation for footing is completed and footing work has began).
D (EWS)	P+11	3760.14	P +11 Floor Slab Completed other Work in progress
	Parking Area (Sq.m) for B1+B2+P1+P2(Sq.m)	21996.00	
Club House	G+1	282.27	Building Completed
TOTAL		66967.84	



Direction Next Design Studio

Architect, Planner, & Interior Designer.

Office No 17, Gulistan Building, 2390-B, K.B. Hidayatullah Road, New Modikhana,Pune.

Mobile No:- [REDACTED]

Date:-29/10/2021

To,
State Environment Impact Assessment Authority,
 Maharashtra.

Site Address :- Proposed building at Survey No. 578/2, Bibvewadi.

Reference :- As per oral discussion with Executive Engineer, PMC, Pune.

Respected Sir,

1st E.C. No. SEAC – III – 2015 /CR – 71/TC -3 dated 17/10/2016

Building	No. of Floor	FSI (Built Up)	Non FSI (Built Up)	Total Built Up
A	GR + P1 + P2 + P3 + Podium + 20 Floor Height 69.90	10053.40	5025.32	15078.72
B	GR + P1 + P2 + P3 + Podium + 20 Floor Height 69.90	6692.24	3956.22	10648.46
C	GR + P1 + P2 + P3 + Podium + 20 Floor Height 69.90	9802.23	4985.61	14787.84
D (EWS)	P + 11	2823.04	164.00	2987.04
Parking, Club House, Service Area, Etc		-----	35125.65	35125.65
Total		29371.00	49256.80	78627.71



Direction Next Design Studio

Architect, Planner, & Interior Designer.

Office No 17, Gulistan Building, 2390-B, K.B. Hidayatullah Road, New Modikhana,Pune.

Mobile No:- [REDACTED]

2nd E. C. No. SEIAA – EC-0000002231 dated 25/03/2020

Building	No. of Floor	FSI (Built Up)	Non FSI (Built Up)	Total Built Up
A	B1+B2+P1+P2+Podium+ 26 Floor.	15982.21	9542.69	25524.90
B	B1+B2+P1+P2+Podium+ 26 Floor.	12029.00	5828.34	17857.34
C	B1+B2+P1+P2+Podium+ 26 Floor.	17633.85	9535.25	27169.10
D (EWS)	P + 11	3434.84	693.96	4128.80
E	P + 11	1385.67	936.95	2322.62
Meditati on Hall	GR	176.28	Nil	176.28
Parking, Club House, Service Area, Etc		-----	47685.61	47685.61
Total		50641.85	74222.80	124864.37

- 3) We hereby enclosed the copy of plan showing layout along with contour which was submitted to get environmental clearance in year 2016. Also submitting herewith section we had submitted to E.C. Department while taking E.C. in year 2016 and also in year 2020. Only vertical extension was proposed in EC which was received in 2020.
- 4) As per site visit with PMC Executive Engineer we have shown that the scheme Has been built on natural contour and there was no basement excavated for the project.

**Architect's
Direction Next Design Studio**

Enclosed

- 1) Copy of layout along with contour plan
- 2) Section plans for E.C.2016 and E.C.2020



Direction Next Design Studio

Architect, Planner, & Interior Designer.

Office No 17, Gulistan Building, 2390-B, K.B. Hidayatullah Road, New Modikhana, Pune.

Mobile No:

Date:-29/10/2021

To,
State Environment Impact Assessment Authority,
 Maharashtra.

Site Address :- Proposed building at Survey No. 578/2, Bibvewadi.

Reference :- As per oral discussion with Executive Engineer, PMC, Pune.

Respected Sir,

As per discussion in meeting held on 28/10/2021, the following are the tables representing FSI and Non-FSI area as per both sanctioned EC.

1st E.C. No. SEAC - III - 2015 /CR - 71/TC -3 dated 17/10/2016

Building	No. of Floor	FSI (Built Up)	Non FSI (Built Up)	Total Built Up
A	GR + P1 + P2 + P3 + Podium + 20 Floor Height 69.90	10053.40	5025.32	15078.72
B	GR + P1 + P2 + P3 + Podium + 20 Floor Height 69.90	6692.24	3956.22	10648.46
C	GR + P1 + P2 + P3 + Podium + 20 Floor Height 69.90	9802.23	4985.61	14787.84
D (EWS)	P + 11	2823.04	164.00	2987.04
Parking, Club House, Service Area, Etc		-----	35125.65	35125.65
Total		29371.00	49256.80	78627.71





Direction Next Design Studio

Architect, Planner, & Interior Designer.

Office No 17, Gulistan Building, 2390-B, K.B. Hidayatullah Road, New Modikhana, Pune.

Mobile No:- 9657009789

2nd E. C. No. SEIAA - EC-0000002231 dated 25/03/2020

Building	No. of Floor	FSI (Built Up)	Non FSI (Built Up)	Total Built Up
A	B1+B2+P1+P2+Podium+ 26 Floor.	15982.21	9542.69	25524.90
B	B1+B2+P1+P2+Podium+ 26 Floor.	12029.00	5828.34	17857.34
C	B1+B2+P1+P2+Podium+ 26 Floor.	17633.85	9535.25	27169.10
D (EWS)	P + 11	3434.84	693.96	4128.80
E	P + 11	1385.67	936.95	2322.62
Meditati on Hall	GR	176.28	Nil	176.28
Parking, Club House, Service Area, Etc		-----	47685.61	47685.61
Total		50641.85	74222.80	124864.37

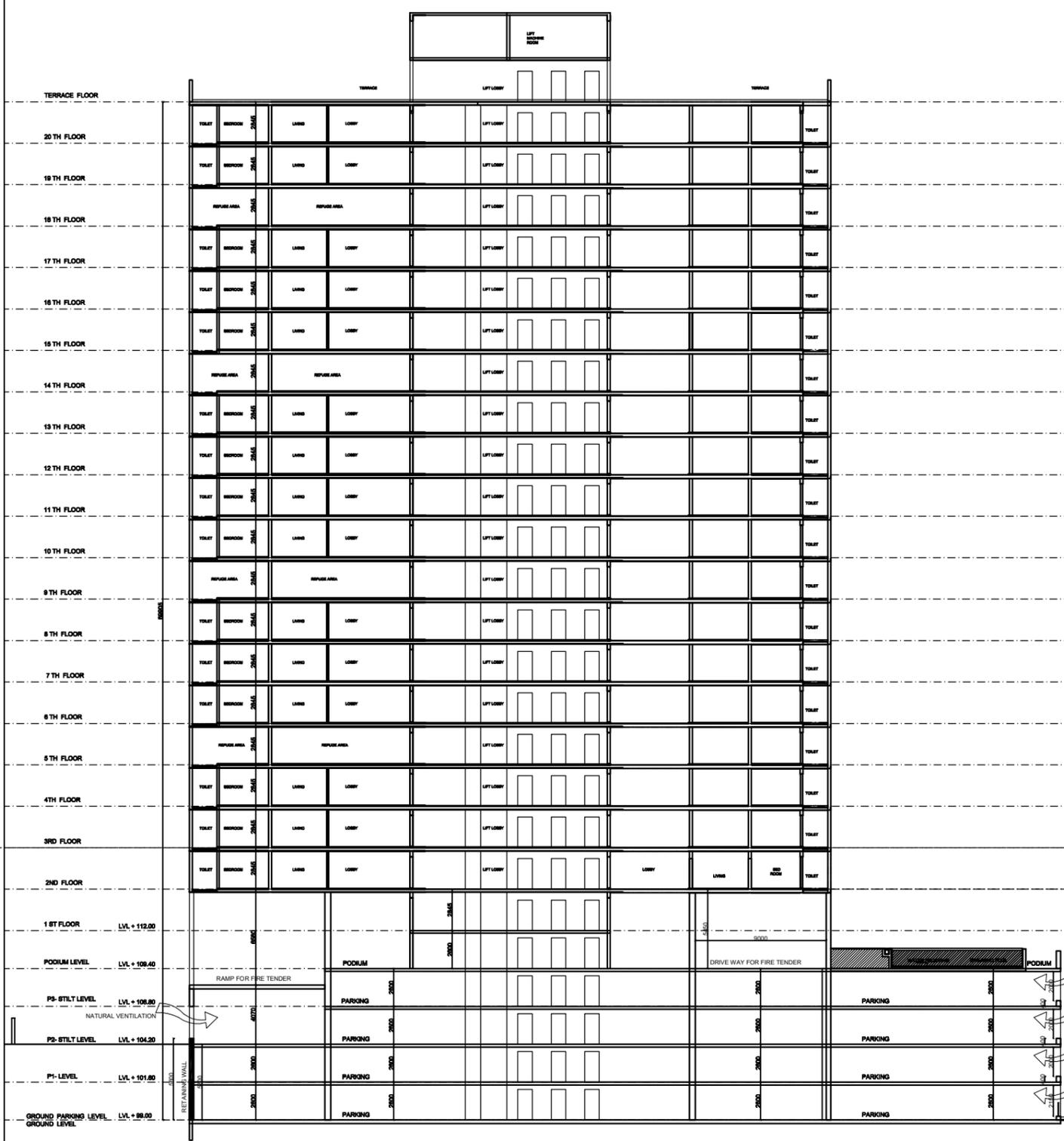
- 3) We hereby enclosed the copy of plan showing layout along with contour and Sections which was submitted to get environmental clearance in year 2016. Also submitting herewith section we had submitted to E.C. Department while taking E.C. in year 2016 and also in year 2020. Only vertical extension was proposed in EC which was received in 2020.
- 4) As per site visit with PMC Executive Engineer we have shown that the scheme Has been built on natural contour and there was no basement excavated for the project.

Architects
Direction Next Design Studio

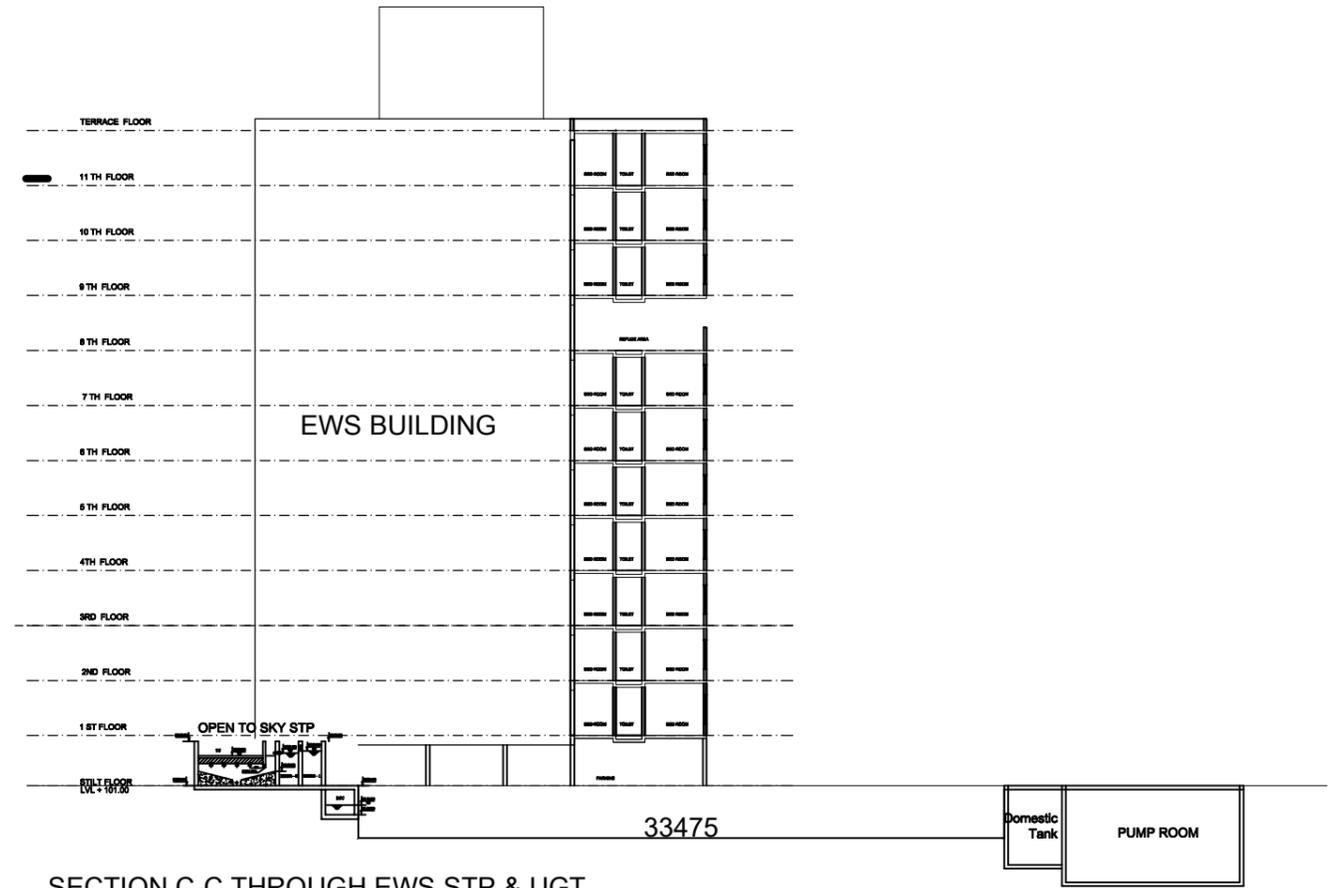
Enclosed

- 1) Copy of layout along with contour plan
- 2) Section plans for E.C.2016 and E.C.2020





SECTION @ B-B



SECTION C-C THROUGH EWS STP & UGT
Showing distance between the STP & UGT

PROJECT:
GANGA DHAM TOWERS
Residential Complex at Bibwewadi

DRAWING TITLE:
SECTION

OWNER:
GOEL GANGA DEVELOPERS (I) PVT LTD.

NOTE
 * ALL DIMENSIONS ARE IN MM.
 * DO NOT SCALE THE DRAWING. ONLY WRITTEN DIMENSIONS TO BE CONSIDERED.
 * ANY DISCREPANCY IN THE DRAWING SHALL BE BROUGHT TO NOTICE TO ARCHITECT PRIOR TO EXECUTION.
 * THIS DRAWING IS PROPERTY OF ARCHITECT AND SHALL NOT BE REPRODUCED OR USED WITHOUT EXPLICIT PERMISSION OF ARCHITECT
 * FOR STRUCTURAL DETAIL, REFER R.C.C. CONSULTANT'S DRAWING.

ARCHITECT'S STAMP:

ARCHITECT'S SIGNATURE & DATE:

REVISION		DATE	SCALE	DEALT BY	DRG.NO.
R.NO.	DATE				
		26.04.2016	1:100	MANOJ R.	

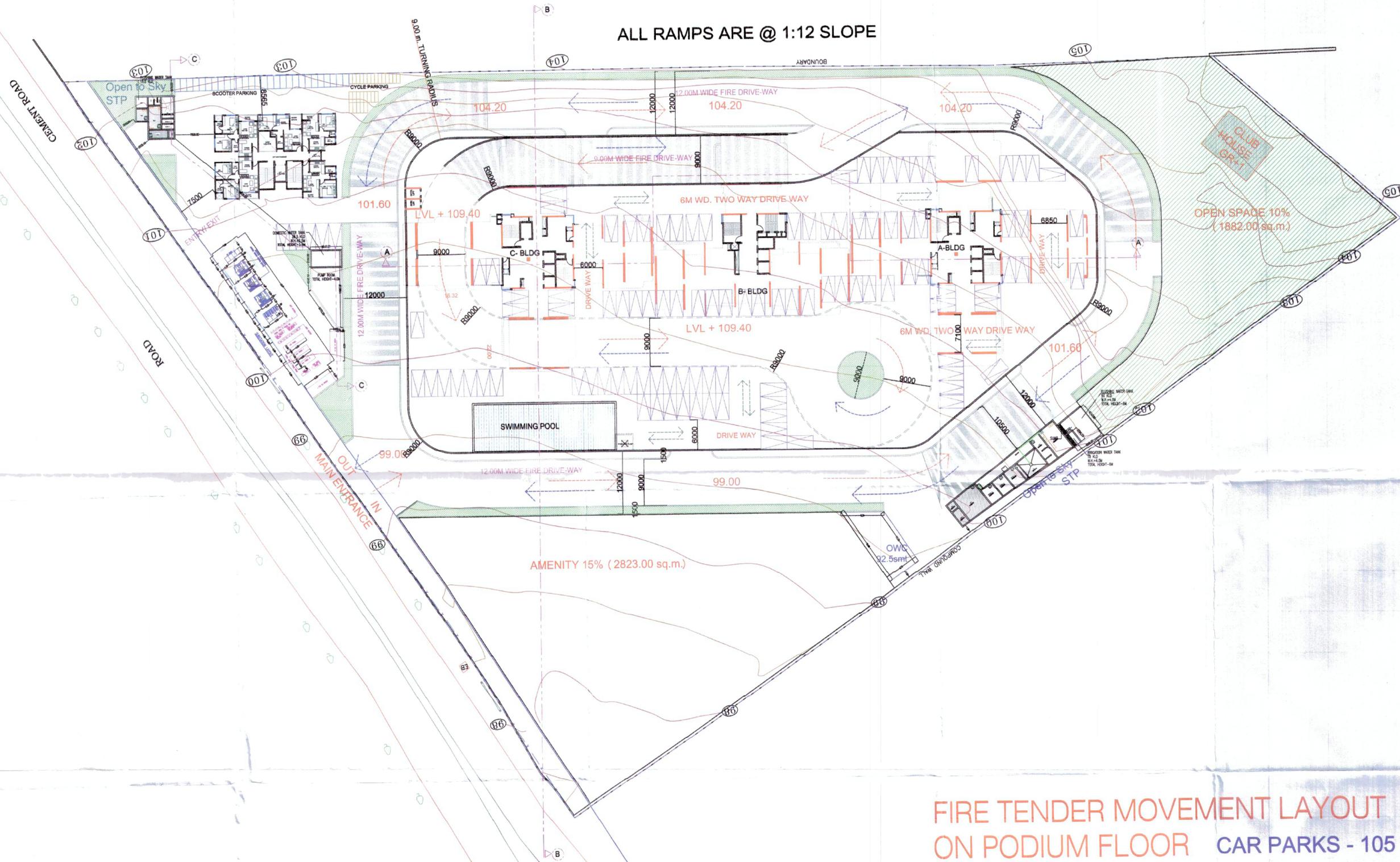


ARCHITECT -

etaphors
beyond art & architecture
Architects | Interior Designers | Landscape Designers

401, Pritee Kumar, Sarvada Gokhale Nagar, Off Sarvada Bagli Road,
Pune 411 016, Maharashtra, India. Tel. 02025677241/2/3
metaphors@metaphors-design.com www.metaphors-design.com

ALL RAMPS ARE @ 1:12 SLOPE



FIRE TENDER MOVEMENT LAYOUT
ON PODIUM FLOOR CAR PARKS - 105

PROJECT:
GANGA DHAM TOWERS
Residential Complex at Bibwewadi

DRAWING TITLE:
FLOOR PLANS

NOTE
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 * FOR STRUCTURAL DETAIL, REFER R.C.C. CONSULTANT'S DRAWING.

OWNER:
GOEL GANGA DEVELOPERS (I) PVT LTD.

ARCHITECT'S STAMP:

ARCHITECT'S SIGNATURE & DATE:

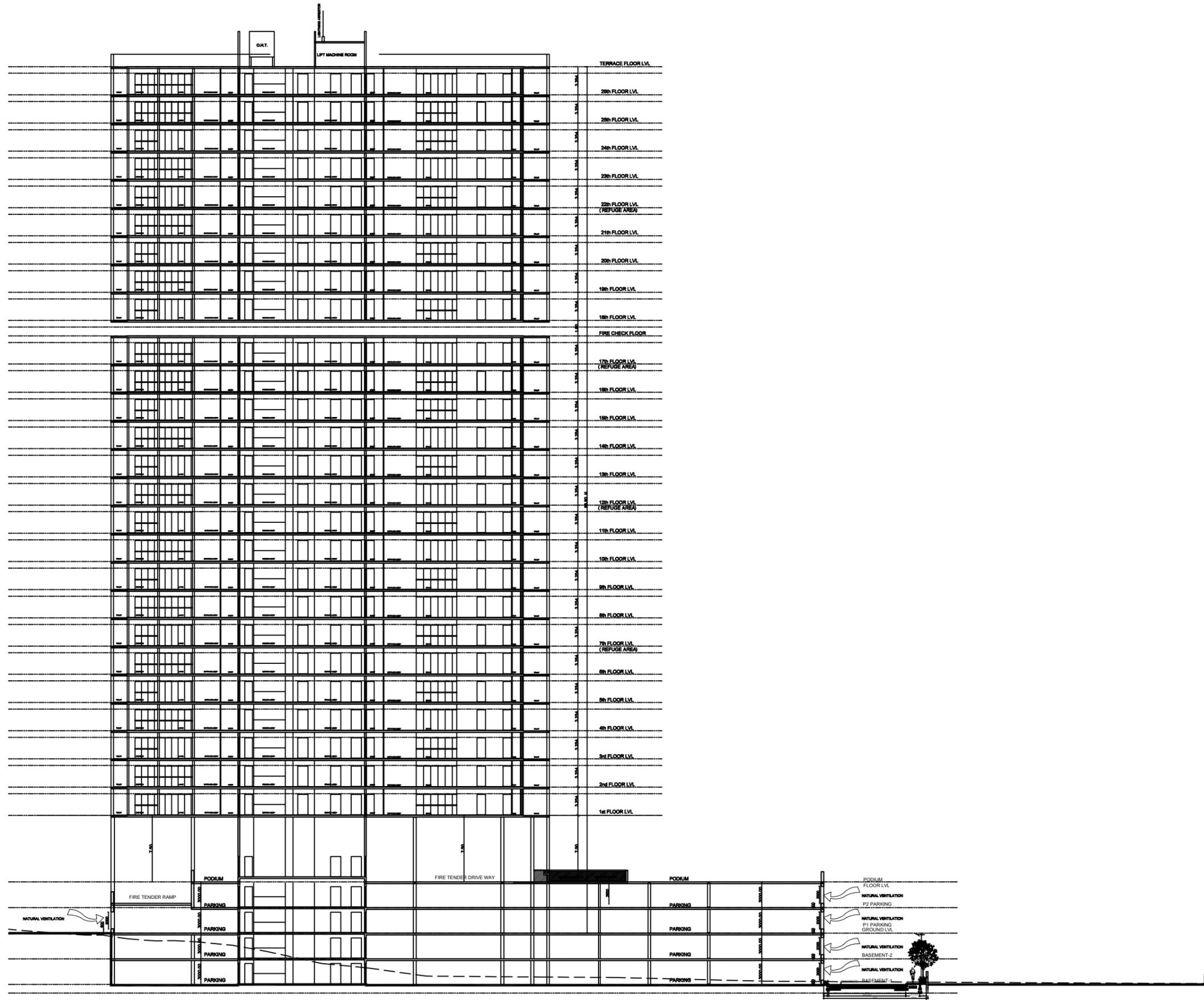


REVISION		DATE	SCALE	DEALT BY	DRG.NO.
R.NG.	DATE				

DATE: 26.04.2016
SCALE: 1:100
DEALT BY: MANOJ R.

ARCHITECT:-

metaphors
 beyond art & architecture
 Architects . Interior Designers . Landscape Designers
 401, Prade Kumar Seneta, Gokhale Nagar, Off Senapati Bapat Road,
 Pune 411 016, Maharashtra, India. Tel: 0205687241/2/3
 metaphors@metaphors-design.com www.metaphors-design.com



SECTION- B- B

PROJECT: **GANGA DHAM TOWERS**
Residential Complex at Bibwewadi

DRAWING TITLE: **SECTION B-B**

OWNER: **GOEL GANGA DEVELOPERS (I) PVT LTD.**

NOTE

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RCC CONSULTANT: **G.A.BHILARE CONSULTANTS**

LANDSCAPE CONSULTANT: **AR. VIKAS BHOSEKAR**

MEP CONSULTANT: **UNICORN MEP CONSULTANTS PVT. LTD.**

LIAISONING ARCHITECT: **DIRECTION NEXT**

ARCHITECT'S STAMP:

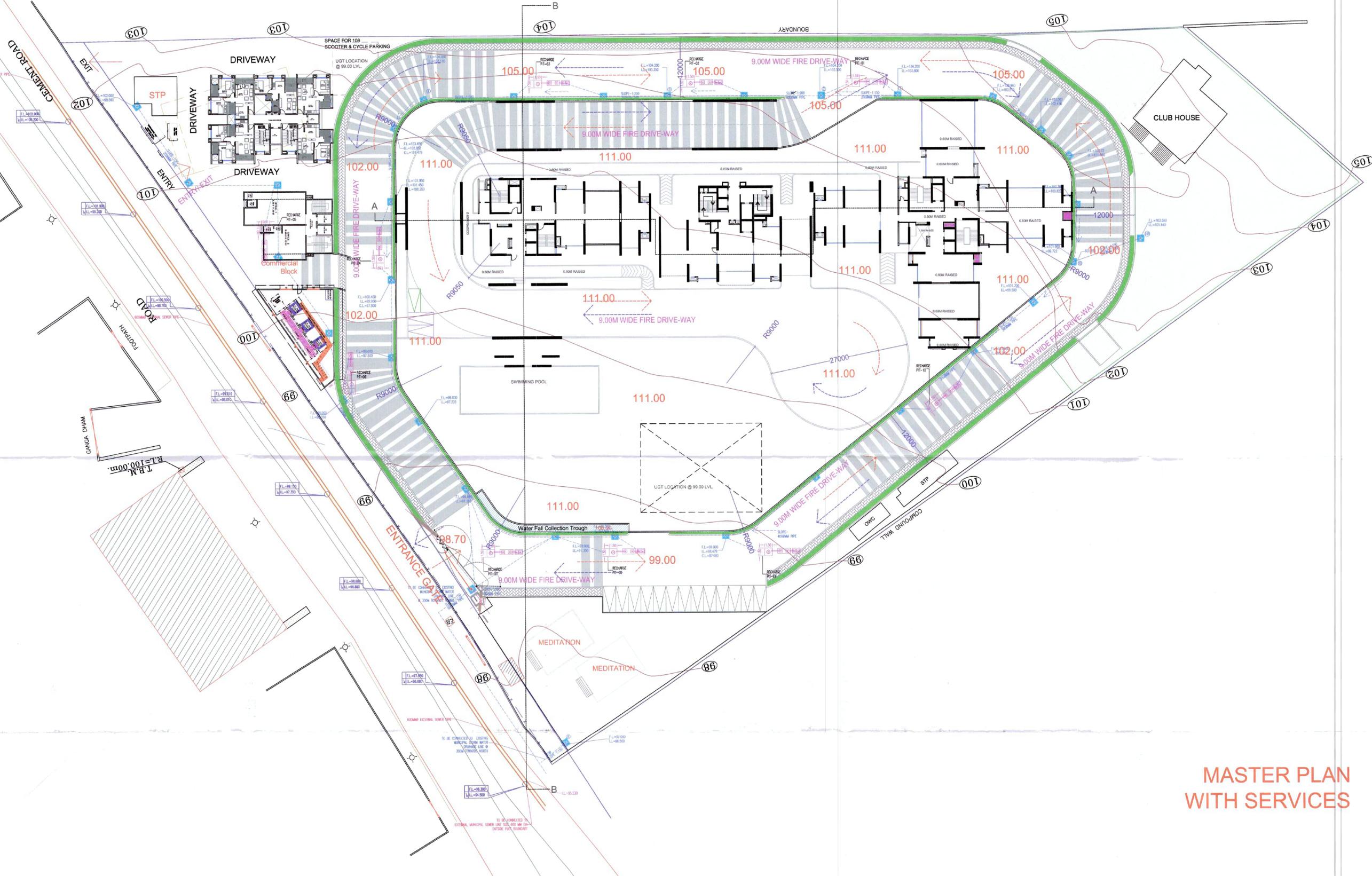
ARCHITECT'S SIGNATURE & DATE:

REVISION		DATE	SCALE	DEALT BY	DRG.NO.
RNO.	DATE	DESCRIPTION	MRU/VM		

ARCHITECT :-

etaphors
beyond art & architecture
Architects . Interior Designers . Landscape Designers
401, Pride Korner Baramba, Golibha Nagar, Off Banerpat Road, Pune-411 018, Maharashtra, India. Tel. 02028772412/3
metaphors@metaphors-design.com www.metaphors-design.com

FIRETENDER MOVEMENT - ALL RAMPS ARE @ A GRADIENT OF 1:12 WITH 9.00M TURNING RADIUS



MASTER PLAN WITH SERVICES

PROJECT: **GANGA DHAM TOWERS**
Residential Complex at Bibwewadi

DRAWING TITLE: **FLOOR PLANS**

OWNER: **GOEL GANGA DEVELOPERS (I) PVT LTD.**

NOTE

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MEP CONSULTANT:
UNICORN MEP CONSULTANTS PVT. LTD.

LIASONING ARCHITECT:
DIRECTION NEXT

ARCHITECT'S STAMP:

ARCHITECT'S SIGNATURE & DATE:

REVISION		DATE	SCALE	DEALT BY	DRG.NO.
R.NO.	DATE	DESCRIPTION			

ARCHITECT :-

metaphors
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Architects . Interior Designers . Landscape Designers

401, Pride Kumar Senate, Gokhale Nagar, Off Senapati Bapat Road, Pune 411 016, Maharashtra, India. Tel. 0202677241/2/3
metaphors@metaphors-design.com www.metaphors-design.com

Goel Ganga Developers (I) Pvt. Ltd.



GOEL GANGA GROUP
Pure Delight

दिनांक - ०८/११/२०१६

प्रति,
मा. शहर अभियंता,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.

विषय :- मौजे बिबवेवाडी, (मुंजेरी), सर्व्हे नं. ५७८/२ येथील मिळकतीवर
बांधकाम चालु करणे बाबत.

मा. महोदय,

वरील विषयान्वये आपणांस विनंती करतो की, मौजे बिबवेवाडी, (मुंजेरी),
सर्व्हे नं. ५७८/२ येथील मिळकतीवर बांधकाम परवानगी घेतलेली असून,
मा. जिल्हाधिकारी कार्यालय, पुणे (महसूल शाखा) डीजी/३१०/१५ क.
पीएमसी/सनद/एसआर/६/२०१५ पुणे दिनांक १३/१०/२०१५ रोजीने अकृषिक
परवानगी (एन.ए. ऑर्डर) घेतलेली असून, तसेच पर्यावरण विभागाकडून दिनांक
१७/१०/२०१६ रोजी आम्ही पर्यावरण विभागाचे ना हरकत पत्र घेतले असून, सदर
आम्ही जागेवर काम चालु करीत असून, आपणां माहितीस्तव दाखल करत आहोत.

कळावे,

आपला विश्वासू,

अतुल जयप्रकाश गोयल
संचालक

गोयल गंगा डेव्हलपर्स (इंडीया) प्रा. लि.

सोबत :-

१. अकृषिक परवानगी.
२. पर्यावरण विभागाचे ना हरकत पत्र.

शहर अभियंता कार्यालय
बांधकाम विभाग
पुणे महानगरपालिका

MAHARASHTRA POLLUTION CONTROL BOARD

Phone :	24010437/24020781 /24037124/24035273		Kalpataru Point, 3rd & 4th floor, Sion-
Fax :	24044532/24024068/24023516		Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E),
Email :	rohq@mpcb.gov.in		Mumbai - 400 022
Visit At :	http://mpcb.gov.in		

No. MPCB/RO(HQ)/Infra/B-3765

Date: 16/09/2017

To,
Goel Ganga Developers India Pvt. Ltd.
Ganga Dham -III
S. No. 578/2, Bibewadi, Pune

Sub: Show Cause Notice under the Provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981

Ref: 1) Your application for grant of Consent to Establish UAN No. 16456 received from the Sub Regional Officer, MPCB, Pune-I.
2) Minutes of Consent Committee Meeting of MPC Board dtd.05/08/2017.

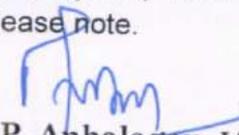
WHEREAS, you have made an application for grant of Consent to Establish under under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 for Residential Complex Building Project Goel Ganga Developers India Pvt. Ltd. "Gangadham -III" S. No. 578/2, Bibewadi, Pune

AND WHEREAS, the application for Consent to Establish was discussed in Consent Committee Meeting of the Board dated 05/08/2017 and it was decided to issue show cause notice for refusal of consent to establish & stop work as PP has completed construction work without consent to establish from the board.

NOW THEREFORE, the following show cause notice are issued against to,

- 1) Why your application for Consent to Establish shall not be refused?
- 2) Why further necessary action shall not be initiated against you for the above violations?

You are hereby called upon to submit your reply to this Show Cause Notice within a period of ten days from the receipt of this communication, failing which, the Board will have no option than to issue refusal letter and to confirm the closure directions and/or to file prosecution under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 against you, which please note.


 (Dr. P. Anbalagan, IAS)
 Member Secretary

Copy to:

- 1) Regional Officer, MPCB, Pune- for information and necessary follow up action
- 2) Sub-Regional Officer, MPCB, Pune-I – you are requested to submit the compliance report along with present status report within 15 days period.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone :	24010437/24020781 /24037124/24035273		Kalpataru Point, 3rd & 4th floor, Sion-
Fax :	24044532/24024068/24023516		Matunga Scheme Road No. 8, Opp. Cine Planet Cinema, Near Sion Circle, Sion (E),
Email :	rohq@mpcb.gov.in		Mumbai - 400 022
Visit At :	http://mpcb.gov.in		

BY RPAD

No. : MPCB/RO(HQ)/HW/B/CC-1804000012

Date: —/03/2018

02/04/2018

M/s. Goel Ganga Developers India Pvt. Ltd.
Ganga Dham -III
S. No. 578/2, Bibewadi, Pune

Sub: Refusal of Application under Section 27 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

Ref: 1. Your application for grant of Consent to establish dtd. 23/11/2016
2. SCN issued on 16/09/2017 as per decision of CC meeting held on 05/08/2017
3. Decision taken in the Consent committee meeting held on 18/12/2017

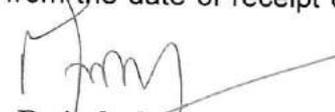
WHEREAS, this office is in receipt of your application for grant of Consent to establish under section 25 of the Water (Prevention of Control of Pollution) Act, 1974 & under section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 and Municipal Solid Waste (Management & Handling) Rule, 2000 for construction of the residential project at S. No. 578/2, Bibewadi, Pune

AND WHEREAS, Board has issued Show Cause Notice vide letter dtd. 16/09/2017 for refusal of your application for Consent to establish & stop work as PP has completed construction work without consent to establish from the board. However you are ^{have} not submitted the reply of the same.

AND WHEREAS, the case was again discussed in consent committee meeting held on 18/12/2017 & It was decided to issue final refusal of consent to establish with stop work direction as PP has failed to submit reply to SCN issued on 16/09/2017 and started construction work without obtaining Consent to Establish.

Therefore, your application for grant of Consent to establish is hereby refused under Section 27 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 of the Air (Prevention & Control of Pollution) Act, 1981.

You may prefer on appeal against refusal order passed as per provision in the Water (P&CP) Act 1974 & the Air (P&CP) Act 1981 by the Maharashtra Pollution Control Board, in case aggrieved by the refusal order, within a period of 30 days from the date of receipt of this refusal order.


(Dr. P. Anbalagan, IAS)
Member Secretary

Copy to:

- 1) Sr. Law Officer (P & L Divn.)/ Regional Officer (HQ), MPCB, Mumbai – for information and necessary follow up.
- 2) Regional Officer, MPCB, Pune / Sub Regional Officer, MPCB, Pune-I.
– You are directed to issue appropriate direction to industry and necessary follow up action.

MAHARASHTRA POLLUTION CONTROL BOARD

Phone : 24010437/24020781
/24037124/24035273
Fax : 24044532/24024068
/24023516
Email : jdwat@mpcb.gov.in
Visit At : <http://mpcb.gov.in>



Kalpataru Point, 3rd & 4th floor,
Sion- Matunga Scheme Road No. 8,
Opp. Cine Planet Cinema, Near Sion Circle,
Sion (E), Mumbai - 400022

Infrastructure /Red/LSI

Date 05/02/2021

Consent order No: Format1.0/BO/JD (WPC)/UAN-091714/CE/CC- 210 2000388

To,
M/s. Goel Ganga India Pvt Ltd,
Sr. No 578/2 Bibvewadi ,
Taluka : Haveli, Dist: Pune

Sub: Consent to Establish for Construction of Housing Project granted under Red Category.

- Ref:** 1. Your Application vide UAN No. -0000091714 Dated: 03/04/2020.
2. Minutes of Consent committee meeting held on 08/01/2021 and 09/01/2021

For: Consent to Establish for Construction of Housing Project under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 5 of the Hazardous and Other Wastes (M & TM) Rules, 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent is granted for a period up to commissioning of the project or of 5 years whichever is earlier.
- The proposed capital investment of the project is Rs. 213.16 Cr.
(As per C.A certificate submitted by project proponent)

The Consent to Establish is valid for Construction of Housing Project named as **M/s. Goel Ganga India Pvt Ltd, Sr. No 578/2 Bibvewadi, Taluka: Haveli, Dist: Pune** for total plot area **20798.0 Sqm** and total Construction **BUA 124864.65 Sqm** as per EC dt.25/03/2020 including utilities and services and as per Commencement Certificate issued by local body.

3. Conditions under Water (P&CP), 1974 Act for discharge of effluent:

Sr. No.	Description	Permitted quantity of discharge (CMD)	Standards to be achieved	Disposal
1.	Trade effluent	NIL	NA	NA
2.	Domestic effluent	206.0	As per Schedule -I	60% should be reused & recycled and remaining should be discharged in municipal sewer

4. Conditions under Air (P& CP) Act, 1981 for air emissions:

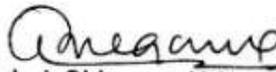
Sr. No.	Description of stack/ source	Capacity	Number Of Stack	Standards to be achieved
1.	DG Set	1010 KVA X 2 Nos	2	As Per Schedule -II
2.	DG Set	160 KVA	1	As Per Schedule -II
3.	DG Set	40 KVA	1	As Per Schedule -II

5. Conditions under Solid Waste Management Rules, 2016:

Sr. no.	Type Of Waste	Quantity & UOM	Treatment	Disposal
1	Wet garbage	485 Kg/Day	Organics waste Converter with composting facility / Biogas digester with composting facility	Used as Manure
2	Dry garbage	335 Kg/Day	--	Segregate and Hand over to Local Body for recycling
3.	STP sludge	30.0 Kg/day	STP	Used as manure

6. This consent is issued subject to an order passed or may be passed by Honble Supreme Court vide Civil Application No. 10854/2016 and Civil application No. 5157-51518 of 2018
7. PP shall make provision of charging port for Electric vehicles at least 10 % of total available parking .
8. Conditions under Hazardous and Other Wastes (M & TM) Rules, 2016 for treatment and disposal of hazardous waste; NIL.
9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same should be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
12. Project Proponent shall submit an affidavit in Board's prescribed format within 15 days regarding the compliance of conditions of EC/CRZ clearance and C to E.
13. Project Proponent shall install online monitoring systems for PH, BOD, TSS and flow at the outlet of STP.
14. Project Proponent shall provide Organic waste digester with composting facility or Biogas digester with composting facility.
15. The applicant should comply with the conditions stipulated in Environmental Clearance Obtained from SEIAA, Environment Department , Government of Maharashtra, dtd .25/03/2020 for total plot area 20798.0 Sqm and total construction BUA 124864.65 Sqm

For and on behalf of the
Maharashtra Pollution Control Board


(Ashok Shingare, IAS)
Member Secretary

Received Consent fee of –

Sr. No.	Amount (Rs.)	Transaction . No.	Date	Drawn On
1	244860/-	103577	01/07/2020	ICICI Bank
2	301460/-	010418	29/09/2020	HDFC Bank

Copy to:

1. Regional Officer, MPCB, Pune and Sub-Regional Officer, MPCB, Pune | They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Mumbai.
3. CC desk- for record & website updating purposes.

Schedule-I

Terms & conditions for compliance of Water Pollution Control:

- 1) A] As per your application, you have proposed to install of Sewage Treatment Plants (STP) with the design capacity of **235.0 CMD**
- B] The Applicant shall operate the effluent treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

1.	pH	Between	6.5 to 9.0
2.	Total Suspended Solids	Not more than	20 mg/l.
3.	BOD 3 Days 27 degree C	Not more than	10 mg/l.
4.	Chemical oxygen Demand (COD)	Not to more than	50 mg/l.
5.	NH4 N	Not more than	5 mg/l.
6.	N Total	Not more than	10 mg/l.
7.	Fecal Coliform MPN/100 MI	Less than	100.0

- C) The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, firefighting, on land for gardening etc and remaining shall be discharged in to the municipal sewerage system.
- D] Project proponent shall operate STP for five years from the date of obtaining occupation certificate.
- The Board reserves its rights to review plans, Specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant should obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto
- 2) The industry should ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 3) The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act.

Sr. no.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Domestic purpose	271.0

- 4) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

Schedule-II

Terms & conditions for compliance of Air Pollution Control:

1. As per your application, you have proposed to install the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-

Sr. No.	Stack Attached To	APC System	Height in Mtrs.	Type Of Fuel	Quantity	UOM	S%	SO ₂
1.	DG Set (1010 KVA) x 2 Nos	Acoustic enclosure	6.36	HSD	99	Lit/Hr	1	1.8
2.	DG Set (160 KVA)	APC System	3.0	HSD				
3.	DG Set (40 KVA)	Acoustic enclosure	1.26	HSD				

* Above roof of the building in which it is installed.

2. The applicant should operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Particulate matter	Not to exceed	150 mg/Nm ³ .
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3. The Applicant should obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement alteration well before its life come to an end or erection of new pollution control equipment. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).



Schedule-III
Details of Bank Guarantees

Sr. No.	Consent (C to E/O/R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	Rs. 10 lakh	15 Days	Towards Compliance consent conditions and EC	Up to Commissioning of the project	Up to Commissioning of the project

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Maharashtra Pollution Control Board

Schedule-IV

General Conditions:

The following general conditions shall apply as per the type of the industry.

- 1) The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- 2) The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and environmental protection Act 1986 and Solid Waste Management Rules, 2016 and E-Waste (Management) Rules, 2016.
- 3) Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
- 4) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 5) Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) The industry shall take adequate measures for control of noise levels from its own sources within the premises in respect of noise to less than 55 dB(A) during day time and 45 dB(A) during the night time. Day time is reckoned between 6 a.m. to 10 p.m and night time is reckoned between 10 p.m to 6 a.m.
 - d) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - e) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - f) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - g) D.G. Set shall be operated only in case of power failure.
 - h) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - i) The applicant shall comply with the notification of MOEF dated 17.05.2002 regarding noise limit for generator sets run with diesel.
- 6) Solid Waste – The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rules, 2016 & E-Waste (M) Rules, 2016.
- 7) Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 8) The treated sewage shall be disinfected using suitable disinfection method
- 9) The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 10) **The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.**