

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/214132/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.  
Date: 12-10-2021

To  
M/s. Siddhesh Properties Pvt. Ltd.,  
S. No. 211/1/1, 211/1/2, 211/1/3,  
211/1/4, CTS. NO -191/1, 191/2,  
191/3, 191/4, Village - Lohagaon.  
Tal. Haveli, Dist. Pune.

**Subject** : Amendment in Commercial Development project "Orville Business Port" at S. No. 211/1/1, 211/1/2, 211/1/3, 211/1/4, CTS. NO -191/1, 191/2, 191/3, 191/4, Village - Lohagaon. Tal. Haveli, Dist. Pune by M/s. Siddhesh Properties Pvt. Ltd.

**Reference** : Application no. SIA/MH/MIS/214132/2021

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 121<sup>st</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 230<sup>th</sup> Part B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/214132 /2021	
2.	Name of Project	Amendment / Expansion in Commercial Development project "Orville Business Port" at S. No. 211/1/1, 211/1/2, 211/1/3, 211/1/4, CTS. NO -191/1, 191/2, 191/3, 191/4, Village - Lohagaon. Tal. Haveli, Dist. Pune, Maharashtra by M/s. Siddhesh Properties Pvt. Ltd. We have received EC File No. : ECSEIAA Maharashtra having file number SEIAA-EC-0000001443dated 26 <sup>th</sup> March 2019.Copy attached as an Annexure 1. Now, we had applied for amendment /expansion in EC due to addition of floors.	
3.	Project category	8(b)B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Mukesh Manohar Yeole Director

		Regd. Office address	Address: 2, Raghuvansh Apt, 940/4, Model Colony Shivaji Nagar, Pune-411016		
		Contact number	9822041607		
		e-mail	<a href="mailto:siddheshdevelop@gmail.com">siddheshdevelop@gmail.com</a>		
6.	Consultant	M/s. Mahabal Enviro Engineers Pvt. Ltd. Address : Plot No. F-7, Road No. 21, Wagle Estate Thane-400604, Maharashtra Email id : <a href="mailto:thane@mahabal.com">thane@mahabal.com</a> Tel: 022- 25823154/ 0658/ 1663			
7.	Applied for	Amendment - Brown Field Project			
8.	Details of previous EC	We have received EC File No. : ECSEIAA Maharashtra having file number SEIAA-EC-0000001443 dated 26th March 2019.  Now, we had applied for amendment /expansion in EC due to addition of floors.			
9.	Location of the project	S. No. 211/1/1, 211/1/2, 211/1/3, 211/1/4, CTS. NO - 191/1, 191/2, 191/3, 191/4 Taluka Haveli, Village Lohagaon Pune, Maharashtra			
10.	Latitude and Longitude	Latitude – 18°34'12.66"N Longitude – 73°54'41.45"E			
11.	Total Plot Area(m2)	8300.0			
12.	Deductions(m2)	1147.72			
13.	Net Plot area(m2)	7152.28			
14.	Proposed FSI area(m2)	31015.79			
15.	Proposed non-FSI area(m2)	16420.55			
16.	Proposed TBUA(m2)	47,436.34			
17.	TBUA(m2) approved by Planning Authority till date	47,436.34			
18.	Ground coverage(m2)&%	3613.3 m <sup>2</sup>			
19.	Total Project Cost(Rs.)	Rs.- 177.17Crore			
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost(Rs.)	Duration
		Details attached			
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=P				Reason for Modification

o, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>						on/Change																					
Previous EC/Existing Building			Proposed Configuration																								
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Now, we had applied for amendment in EC due to addition of floors.																					
			A Building (Existing & Proposed)	B+G+1st+2nd, 3rd Parking+4th+5th+5 upper floors with parking on terrace	40.55																						
			B Building (Existing & Proposed)	B+G+MEZZ. +1st+2nd Parking+3rd+4th+5th+6th+7th+8th +9th upper floors	40.55																						
			Club House (Existing)		-																						
22.	Total number of tenements		(Existing + Proposed) - Residential : NA Commercial Users: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Particulars</th> <th>as per EC 26<sup>th</sup> March 2019</th> <th>Applied for Amendment</th> </tr> </thead> <tbody> <tr> <td>Shops</td> <td>4</td> <td>2</td> </tr> <tr> <td>Showroom</td> <td>7</td> <td>8</td> </tr> <tr> <td>Office</td> <td>38</td> <td>81</td> </tr> <tr> <td>Clubhouse</td> <td>2</td> <td>NA</td> </tr> </tbody> </table> Total Population : <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Particulars</th> <th>as per EC 26<sup>th</sup> March 2019</th> <th>Applied for Amendment</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>3022</td> <td>3564</td> </tr> </tbody> </table>				Particulars	as per EC 26 <sup>th</sup> March 2019	Applied for Amendment	Shops	4	2	Showroom	7	8	Office	38	81	Clubhouse	2	NA	Particulars	as per EC 26 <sup>th</sup> March 2019	Applied for Amendment	Population	3022	3564
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Population	3022	3564																									
23.	Water Budget	Dry Season(CMD)		Wet Season(CMD)																							
		Fresh Water	89	Fresh Water	89																						
		Recycled Flushing	72.3	Recycled	72.3																						
		Swimming Pool	NA	Swimming Pool	NA																						
		Flushing	72.3	Flushing	72.3																						
		Gardening	6.3	Gardening	0																						

		Total	167.6	Total	161.3
		Wastewater generation	48.4		54.7
24.	Water Storage Capacity for Firefighting/UG T	Residential: Domestic UG tank Capacity:-NA Flushing UG tank Capacity:-NA Fire UG tank Capacity: NA  Commercial: NA Domestic UG tank Capacity: 70 m <sup>3</sup> Flushing UG tank Capacity: -90 m <sup>3</sup> Fire UG tank Capacity: - 200 m <sup>3</sup>			
25.	Source of water	Pune Municipal Corporation (PMC )			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	48.51m		
		Size and no of RWH tank(s)and Quantity:	NA		
		Quantity and size of recharge pits:	4 Nos. . Size - 2.50 m x 2.50 m x 1.50 m		
		Details of UGT tanks if any:	Residential: Domestic UG tank Capacity: NA Flushing UG tank Capacity: NA Fire UG tank Capacity: NA  Commercial: Domestic UG tank Capacity: 70m <sup>3</sup> Flushing UG tank Capacity: - 90 m <sup>3</sup> Fire UG tank Capacity: - 200 m <sup>3</sup>		
27.	Sewage and Wastewater	Sewage generation in CMD:	140		
		STP technology:	MBBR		
		Capacity of STP(CMD):	1 x150 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal	
		Dry waste:	10	Total - 45 kgs/day - Composting method	
		Wet waste:	15		
		Construction waste	Excavation - 18519.40 m <sup>3</sup>	Excavated earth material will be used for filling of plinth area & top soil for landscaping	
29.	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal	
		Dry waste:	356.4	Handed over to authorized recycler for further handling & disposal purpose	
		Wet waste:	534.6	Through Mechanical Composter ( OWC)	

		Hazardous waste:	NA			
		Biomedical waste	NA			
		E-Waste	5346 kg/Year	Handed over to authorized recycler for further handling & disposal purpose		
		STP Sludge(dry)	30kg/day	To be used as manure for Gardening purpose		
30.	Green Belt Development	Total RG area(m <sup>2</sup> ):			720.26 m <sup>2</sup>	
		Existing trees on plot:			NA	
		Number of trees to be planted:			112	
		Number of trees to be cut:			NA	
		Number of trees to be transplanted:			NA	
31.	Power requirement:	Source of power supply:			MSEDCL	
		During Construction Phase Demand Load):			50 kW	
		During Operation phase(Connected load):			3970 kW	
		During Operation phase(Demand load):			2395 kW	
		Transformer:			4Nos.. x 630kVA	
		DG set:			1 No.x 400 kVA 2 Nos.x750 kVA	
		Fuel used:			HSD	
32.	Details of Energy saving	35%				
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost	
		Capital	Air & Noise and Water, Land Biological and Socio Economic		Rs. 10.2 Lakh	
		O&M	Included in above			
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs. Lakh/Y)	
		Sewage treatment	STP plant 1x150KLD	46.09	11.54	
		Water treatment	-	NA	NA	
		RWH and Storm Water	RWH Pits and	5.0	0.30	

			network		
		Swimming Pool	-	NA	NA
		Solid Waste	OWC	20.6	5.02
		Hazardous waste	NA	NA	NA
		e-waste	Authorized vendor	-	-
		Green belt development	Plantation	9.4	2.02
		Energy saving	Solar and LED	35	1.2
		Environmental Monitoring	Through laboratory	18	0.90
35.	Traffic Management	Type	Required as per DCR no	Actual Provided No	Area per parking (m2)
		4-Wheeler	384	384	As per Standard DCR
		2-Wheeler	1249	1249	As per Standard DCR
		Bicycles	NA	NA	As per Standard DCR
36.	Detailsof Courtcase s/litigation sw.r.t.theprojectandprojectlocationifany.	NA			

3. The proposal has been considered by SEIAA in its 230<sup>th</sup> Part B meeting. SEIAA noted that, PP obtained earlier EC vide letter dated 26th March 2019 for plot area 8300 m<sup>2</sup> and total built up area 35,110.53 m<sup>2</sup>. Now, due to UDCR, there is vertical expansion proposed. Now, Proposed Total BUA is 47,436.34 m<sup>2</sup>. SEIAA decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. It is noted that, fire tender does not move all around the building, PP to provide the adequate fire hydrant along with equipment.
2. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.

2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI-31015.79 m<sup>2</sup>, Non-FSI-16420.55 m<sup>2</sup>, Total BUA- 47436.34m<sup>2</sup>. (Plan approval- CC/0828/21 on dated 6.7.2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to



recycle at least 50 % of water, Local authority should ensure this.


- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

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

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar  
(Member Secretary, SEIAA)

Copy to:

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

