

Government of Maharashtra

No: SEAC-2010/CR.180/TC.2

Environment department,
Room No. 217, 2nd floor,
Mantralaya Annexe,
Mumbai 400 032

Dated: 24th s May, 2010

To,
M/s. Avinash Bhosle Group
Bopodi, near Pune University, Pune

Subject: Proposed Residential Project "Castel Royal Towers" located at Pune by M/s. Avinash Bhosle Group - Environmental clearance regarding.

Sir,

This has reference to your communication letter dated 25th May, 2009 on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its 21st, 23rd, 24th & 25th meetings. SEAC in its 25th meeting decided to recommend the project for prior environmental clearance to SEIAA subject to submission of additional information on the points raised by SEAC. Subsequent information submitted by you, has been considered by State Level Environment Impact Assessment Authority in its 21st meeting.

2. It is noted that the proposal is for grant of environmental clearance for proposed Residential Project "Castel Royal Towers" located at Pune by M/s. Avinash Bhosle Group. SEAC considered the project under Category 'B2' of EIA Notification 2006, and screening category is 8(b).

Project information from documents submitted by you & considered by SEAC & SEIAA is summarized as below-

Name of the Project	: "Castal Royal" Residential Project
Project Proponent	: M/s. Avinash Bhosle Group
Location of the project:	: S.No.86,87,88,89,90 and CTS No.2140,2142,2143, Bopodi, near Pune University, Pune
Type of Project	: Construction Project
Total Plot Area	: 69,438.00 sq. m.
Proposed Total built up area	: 1,51,141.60 sq. m. (inclusive of free of FSI area) ; out of this 8767 sq.m. should be for EWS and remaining should be for sale area.
Estimated cost of the project	: Rs 381.00 Cr
No of Buildings	: 9 Residential Towers and 6 EWS towers

Water Requirement: 159 M³/day; source: PMC

Wastewater generated:

The waste water generated form the proposed project will be treated in 4 Sewage Treatment Plant and treated water will be recycled and used for gardening.

Capacity of STP: 3 Nos. of 70 M³/day; 1 no of 75 M³/day

Rain water Harvesting:

- Drainage pipe system is proposed for rain water to flow from terraces of buildings toward artificial rain water recharge pits.
- Conveyance system of storm water drainage is proposed for open space (excluding buildings) Drain with grating of size (300mm x 300mm) & (450mm x 450mm) are provide to collect the water from roof area and the water is used to recharge aquifers through recharge pits. Boreholes are proposed at the center of recharge pits; Dimensions of recharge pit: 2.5m x 2.5m 2.0 m each; Total no. of Proposed recharge pits-30
- Percolation of the rain water depends upon the permeability of earth strata. Recharge pits, along with provision of bore wells at the center will facilitate maximum recharging of ground water.

Solid Waste Generation:

During construction phase-waste generated from worker within site will be collected & Transport to PMC during site.

During operation Phase- Dry wastes: 0.4 MT/day; Disposal: Disposed through scrap dealers.

E-waste & Hazardous waste: 0.24 MT/day; Disposal: Disposed through PMC

STP Sludge: used as manure.

Energy:

During Construction-300KW

During Operation - 6900KW

Source-MSEDCL, Alternative Power back up-725 KVA x 6 nos DG Sets

Energy Conservation:

- Wind Generators are proposed for operating staircase lighting at all buildings for the residential area
- Solar powered water heaters are proposed for the residential area (Kit/ser)
- Use of CFL (lamps) in common areas
- Motion Sensors are proposed for Parking areas
- Transformers located close to load centre to minimize transmission losses.
- Variable Voltage Drives for lifts.

Green Belt Development: Total 22,253 Sq. M. area will be provided for green belt 405 Nos. of trees shall be planted.

Traffic Management: there will be two junctions with main road to ease traffic flow. Single entry and exit point, all internal driveways are 7.5 m wide. Parking area: 2- Wheeler: 3200 m² + driveway area.; 4- Wheeler: 7088 m² + driveway area.

Environmental Management Plan: Construction phase Rs. 2,00,00,000/- ; Total estimated cost of environmental infrastructure during Operation Phase EMP cost shall be Rs. INR 17,50,000 /- per annum

3. The proposal has been considered by SEIAA in its 21st meetings & 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 :-

- (i) Minimum 3 m space should be provided between plot boundary and edge of podium.
- (ii) Parking spaces should be reduced to the required number of 567.
- (iii) Nine wind mills (one on each tower) will install to cater and tap non conventional energy source as committed by Project proponent.

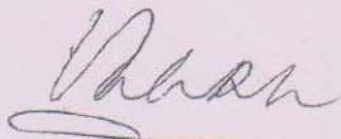
- (iv) The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same before approving layout plan & before according commencement certificate to proposed work. ULB should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
- (v) "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.
- (vi) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (vii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (viii) 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 etc.
- (ix) 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.
- (x) All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xi) Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- (xii) 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.
- (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) 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.
- (xv) 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.
- (xvi) 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.
- (xvii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.
- (xviii) 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.
- (xix) 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.
- (xx) 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).

- (xxi) Ready mixed concrete must be used in building construction.
- (xxii) The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
- (xxiii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xxiv) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xxv) The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- (xxvi) 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 Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- (xxvii) Project proponent shall ensure completion of STP, MSW disposal facility prior to occupation of the buildings and should obtain completion certification for these systems/aspects from MPCB.
- (xxviii) Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.
- (xxix) The Project proponent agreed for written commitment for handing over O & M of Environment Management Plan including STP after completion of the project and will provide corpus for at least 3 years while handing over to the society
- (xxx) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xxxi) Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.
- (xxxii) 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.
- (xxxiii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material
- (xxxiv) Use of glass may be reduced up to 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxxv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement
- (xxxvi) 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.
- (xxxvii) Diesel power generating sets proposed as source of back up 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.

- (xxxviii) 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.
- (xxxix) 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.
- (xl) 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 aspirational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement
- (xli) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation
- (xlii) 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.
- (xliii) 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.
- (xliv) Six monthly monitoring reports should be submitted to the Department and MPCB.
- (xlv) A complete set of all the documents submitted to Department should be forwarded to the 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) No land development / construction work preliminary or otherwise relating to the project shall be taken up without obtaining due clearance from respective authorities.
- (xlviii) A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- (xlix) 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.
- (l) 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://envis.maharashtra.gov.in>.
- (li) 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.
- (lii) 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.
- (liii) 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 sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (liv) 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.
 - (lv) 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.
 - (lvi) The environmental clearance is being issued without prejudice to the 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 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.
4. Project proponent should submit exactly same documents for approval of building plans to the concern authority as per the documents submitted to the SEIAA for prior Environmental Clearance
 5. Project proponent shall not make any change in Layout Plan/ Master Plan submitted to the Authority without its prior permission and shall submit approved layout plan to Department before commencement of construction work.
 6. 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.
 7. 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.
 8. **Validity of Environment Clearance:** The environmental clearance accorded shall be valid for a period of 5 years.
 9. 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.
 10. 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.



(Vatsa R Nair Singh)
Secretary, Environment
department & MS, SEIAA

Copy to:

1. Shri. Ashok Basak, IAS (Retd.), Chairman, SEIAA, 502, Charleville, 'A' Road, Church gate, Mumbai- 400 020, Maharashtra.
2. Shri. P.M.A Hakeem, IAS (Retd.), Chairman, SEAC, 'Jugnu' Kottaram Road, Calicut- 673 006 Kerala.
3. Additional Secretary, MOEF, 'Paryavaran Bhawan' CGO Complex, Lodhi Road, New Delhi - 110510
4. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
5. 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).
6. Regional Office, MPCB, Pune.
7. Collector, Pune.
8. Commissioner, Pune Municipal Corporation, Pune
9. IA- Division, Monitoring Cell, MoEF, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi-110003,
10. Director (TC-1), Dy. Secretary (TC-2), Scientist-1, Environment Department.
11. Select file (TC-3).

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

SEAC-2009/C.R-180/TC-2

Environment department,

Room No. 217, 2nd floor,

Mantralaya Annexe,

Mumbai 400 032

Date: 14th December, 2015.

To,
M/s. Avinash Bhosale Group.
At Castal Royal Towers'
Pune

Subject: Revalidation in EC for proposed residential project 'Castal Royal Towers'
located at Pune by M/s. Avinash Bhosale Group

Reference- Even number environment clearance letter dated 25th May, 2010.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC & SEIAA and granted EC vide letter dated 25th May, 2010. The revalidation proposal in the EC letter was considered in the 87th SEIAA meeting. It was noted that, PP has submitted construction status on site, updated Form1, Form1A & six monthly compliance report of the earlier EC granted to the project. As project proponent applied within validity period, SEIAA decided to revalidate the EC for further period of 7 years as per MoEF&CC Notification dated 29th April, 2015.

Terms and conditions stipulated in even number environment clearance letter dated 25th May, 2010 remains the same.


(Malini Shankar)
Member Secretary, SEIAA

Copy to:

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
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, Municipal Corporation, Pune
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 18/12/2015)