ENVIRONMENTAL CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The -1

DREAM WORKS REALTORS

SAI ANKOOR, A WING - 6TH FLOOR , OFFICE NO. 601, BALEWADI HIGH STREET, PUNE MAHARASHTRA -411045

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/412884/2023 dated 03 Jan 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038MH198707**
2.	**File No.**	SIA/MH/INFRA2/412884/2023
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Proposed Environmental Clearance for the development of Residential cum Commercial project at Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by Dream Works Realtors.
7.	**Name of Company/Organization**	DREAM WORKS REALTORS
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

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

Date: 18/05/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/412884/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Dream Works Realtors,
S.No.9/1(p)/2/3 Village- Balewadi;
Taluka- Haveli; District- Pune

Subject : Environmental Clearance for the development of Residential cum Commercial project at S.No.9/1(p)/2/3 Village- Balewadi; Taluka- Haveli; District- Pune, Maharashtra by M/s.Dream Works Realtors.

Reference : Application no. SIA/MH/INFRA2/412884/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 164th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 258th (Day-2) 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/INFRA2/412884/2023**
2	Name of Project	Proposed Environment Clearance for the development of Residential and Commercial project at S. No. 9/1(p)/2/3 at Village - Balewadi, Taluka - Haveli, District – Pune, Maharashtra by M/s. Dream Works Realtors.
3	Project Category	8(a) B2 Category
4	Type of Institution	Joint Venture (Pvt+pvt)
5	Name of Project Proponent	Name: Mr. Narendra Jalindar Balwadkar Regd. Office: A 601, Sai Ankoor, Balewadi, Pune, Maharashtra 411045 Contact number: +91 8087915051 Email ID: info.dreamworksrealtors@gmail.com
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd.
7	Applied for	Environmental Clearance for fresh project
8	Details of previous EC	NA
9	Location of project	S.No.9/1(p)/2/3 Village–Balewadi, Taluka- Haveli, District - Pune, Maharashtra
10	Latitude and Longitude	Latitude 18°34'29.87"N Longitude73°46'44.76" E
11	Total Plot area (m^2)	8500 m^2
12	Deductions (m^2)	279.63 m^2
13	Net Plot Area (m^2)	8220.37 m^2

14	Proposed FSI Area (m^2)	36,518.92 m^2
15	Proposed Non-FSI Area (m^2)	23979.91 m2
16	Proposed Total BUA area (m^2)	60,498.83 m2
17	TBUA (m^2) approved by Planning Authority till date	applied for approval
18	Total ground coverage (m^2) & %	2,199 m^2 (27.35%) of total net plot area
19	Total project cost (Rs.)	Rs. 164 Crore
20	CER as per MoEF & CC circular dated 01/05/2018	Not applicable
21	Details of Building Configuration	

Sr.	Building Name	Configuration	Height (m)
	Wing A1	B1+B2+B3+GR.+26th floor	84.00
	Wing A2	B1+B2+B3+GR.+26th floor	84.00
	Wing B (Comm)	B+G+7th floor	23.95
	Wing C (MHADA)	B1+B2+B3+GR+7th floor	23.95
	Club House	G+2	11.55

22	Total number of tenements/shops/offices	268	
23	**Total Water Requirement**		
		Dry Season	**Wet Season**
	Freshwater (in m^3/day)	121 m^3/day	121 m^3/day
	Recycled water (Flushing)	60 m^3/day	60 m^3/day
	Recycled water (Gardening)	5 m^3/day	3 m^3/day
	Total water requirement	181 m^3/day	181 m^3/day
	Wastewater generation	169 m^3/day	169 m^3/day
24	**Water Storage Capacity for Firefighting**		
	Firefighting (Underground water tank)	550 m^3	550 m^3
25	**Source of water**	Pune Municipal Corporation	
26	**Rain Water Harvesting (RWH)**		
	i) Level of the groundwater table	Post-Monsoon water depth- 4 to 5-meter BGL Pre-Monsoon water depth- 10 to 11-meter BGL	
	ii) Size and no of RWH tank(s) and Quantity	NA	
	iii) Quantity and size of recharge pits	3 nos. of recharge pit 1 no. of Rainwater recharge pits for Surface runoff & 2 nos. for recharge pits for Rooftop runoff. Size:2.0 X 2 X 1.90 meter Bore well.	

	iv) Details of UGT tanks if any:	Domestic UG tank capacity: 141 m^3 (Residential), 23 m^3 (Commerical) Domestic UG tank for MAHDA: 19 m^3 Fire UG tank capacity: 550 m^3
27	**Sewage and wastewater Demand**	i) Sewage generation in KLD: 167.93 m^3/day ii) STP technology: MBBR iii) No. and Capacity of STP: 1 no. x170.00 m^3/day
28	**Solid Waste Management during the Construction phase**: 50 kg	
29	**Solid Waste Management during the Operation Phase:**	

Type	Quantity (kg/day)	Treatment/disposal
Total waste generation	886.5 kg/day	
Wet waste	531.9 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.
Dry waste	354.6 kg/day	Handed over to the authorized recycling agency
E waste	1.06 kg/day	Authorized Recycler
STP sludge (dry)	2 kg/day	will be used as manure

30 Green Belt Development

Total RG area	822 m^2
Existing trees on plot	40 nos.
Number of trees to be planted	106 nos.
Number of trees to be transplanted/cut	9 nos.

31 Power requirement

Source of power supply	MSEDCL
During Construction Phase (Demand Load)	100 kVA
During Operation phase (Connected Load)	2724 kVA
During Operation phase (Demand Load)	1418 kVA
Transformer	1 nos. X 630 kVA
DG set	1no. X 500 kVA, 1no. X 62.5 kVA, 1no. X 30 kVA,
Fuel Used	Diesel

32 Details of Energy saving

Energy Conservation Measures	Quantity
Energy-saving due to use of solar PV panels	5 %
Overall energy saving	21 %

33 Environmental Management plan budget during Construction phase

Parameter	Description & Criteria	Estimation	Cost (Rs. In Lakh)
Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	3 Water tanker/ day during construction phase	28

	Socio-Economic Environment	Site sanitation, Toilets, safe drinking water	8 No. of Toilets for Ladies & Gents workers	12
		Disinfection at site	Cleaning and maintaining the site	1
		Health check-up for workers, first aid kit	PPE and Safety equipment's	4
	Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	1
		LED lamps for labour hutments		1
		Gardening set up	Maintain landscape during construction phase	4
	Training and awareness	Safety personal protective equipment & Training programs	Safety equipment's	10
	Total			**61**

34 **Environmental Management plan budget during Operation phase**

Component	**Description**	**Criteria**	**Capital cost (Rs. in Lakh)**	**O & M Cost (Rs. Lakh /annum)**
Sewage treatment plant	1 no. x170 m3/day for residential building	MBBR Process installation, maintenance & handling	35.22	12.04
Rain water harvesting	3 nos. of recharge pits proposed.	Construction & Maintenance	2	0.2
Solid Waste management	Cost for treatment of biodegradable garbage in OWC (1 no.)	OWC installation, Maintenance & handling of Biodegradable garbage, segregation of waste	14.75	4.01
Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	Regular monitoring will be scheduled every month	MoEF approved Lab	2
Landscape development	100 nos. of trees to be planted. Developed landscape area is 822 m^2	Tree plantation & landscape area to be developed	23.58	2.24
Energy conservation	Solar PV Panels & LED	Installation & Maintenance, battery backup	42.52	2.13

	Storm water management	Laying of storm & sewer line up to final disposal point	Storm water channel will connect up to municipal sewer line	10	1
	DMP			707.2	35.36
	Total			**835.27**	**58.98**

35	**Traffic Management:**	**Type**	**Required as per DCR**	**Actual Provided**	**Total Area of parking (m^2)**
		4 -wheeler	291 nos.	402 nos.	**16,680**
		2 -wheeler	1305 nos.	1305 nos.	
		Total	**1596**	**1707**	
36	Details of Court cases / litigations w.r.t. the project and project location if any.				No

3. The proposal has been considered by SEIAA in its 258th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

1. **SEAC Conditions-**

1. PP to submit CCZM indicating non-requirement of MoD NOC.
2. PP to submit the Garden NoC.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy,2021.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

A. **SEIAA Conditions-**

1. This EC is restricted up to 80 m height only as per MOD NOC.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for – FSI –32751.76 m2, Non FSI-23979.91 m2, Total BUA- 56,731.67 m2. (Plan approval No.CC/0022/23, dated-03.04.2023) (FSI restricted as per approval and non -FSI as per appraisal)

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. 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.

XVII. 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.

XVIII. 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.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

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

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that

the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. 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.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent

has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

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

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

Pravin Darade
(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.

Signature Not Verified
Digitally signed by Shri Pravin C. Darade , I.A.S.
Member Secretary
Date: 5/18/2023 12:55:10 PM