

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/151543/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 03/09/2021

To
M/s Tata Value Homes Ltd.
S.No.126/2, 133, 134/4 C, 134/4, A/2,
Village : Vadgaon, Tehsil : Mawal,
District : Pune

Subject : Environmental clearance for Proposed Construction Project La Montana
at S.No.126/2, 133, 134/4 C, 134/4, A/2 Village : Vadgaon, Tehsil :
Mawal, District : Pune by M/s Tata Value Homes Ltd.

Reference : Application no. SIA/MH/MIS/151543/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 119th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 228th meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal No	SIA/MH/MIS/151543/2020
Name of project	"La Montana" Mixed User Development by M/s TATA VALUE HOMES LTD.
Project Category	8a (B2)
Type Of Institution	Private
Project Proponent	Mr. Santosh Mhadgut – General Manager
Consultant	Enviro Analyst and Engineers Pvt. Ltd.
Applied for	EC-Amendment
Details of Previous EC	F. No. 21-21/2017-IA-III dated June 29, 2017
Location of Project	S.No.126/2, 133, 134/4 C, 134/4 A/2 At Village Vadgaon, Taluka - Maval, Dist.- Pune State - Maharashtra
Latitude and Longitude	Lat: 18°43'43.53"N, Long: 73°38'46.42"E
Total Plot area (m ²)	82400.00
Deductions (m ²)	8489.37
Net Plot area (m ²)	73910.63
Proposed FSI area (m ²)	67,415.52
Proposed Non FSI area (m ²)	44,224.72
Proposed TBUA	1,11,640.24

(m2)					
TBUA (m2) approved by Planning authority till date	FSI : 90,322.17 Non FSI : 33,775.24 Total Built Up area : 1,24,097.41				
Ground Coverage (m2)	12,449.46				
Total Project Cost (Rs)	Rs. 367.04 Cr.				
CER as per MoEF and CC circular dated 1.5.2018	Activity	Location	Cost (Rs. Lakhs)	Duration years	
	Aid for Education institutes	Provision of computers with printer to near any of the 2 schools Zilla Parishad School, Vadgaon (Std 1to 4) Zilla Parishad School, Kamshet (Std 1 to 5), Zilla Parishad School, Talegaon (Std 1 to 7)	10	5	
	Aid for Education institutes	Provision of Benches for 2 Schools - 50*2= 100	3	5	
	Health -	Well Equipped Ambulance for either of hospitals Gramin Hospital Kamshet (50Bed) Gramin Hospital Kanaphatta (50Bed) Gramin Maternity Hospital, Vadgaon (20 Bed)	36	5	
	Provision of Garbage Tipper	Garbage Tipper to Wadgaon Nagarpanchayat	7	5	
	Total		56		
Details of Building Configuration					
Existing Building			Proposed Configuration		
Building Name	Configuration	Height in m	Building Name	Configuration	Height in m
A1,A2,A3,A4	Basement + Ground Parking+10 Floors	33.00	ROW HOUSES	Ground + 1 Floors	9.75
B1,B2,B3	Basement + Ground Parking+10 Floors	33.00	Sports Club	Ground+1 Floors	8.05
C1,C2,C3	Basement + Ground Parking+10 Floors	33.00	School Building	L.G Parking+U.Ground+6 Floors	24.90
D1,D2	Basement + Ground Parking+10	33.00	Healthcare and Retail	Lower Ground + Ground + First Floor	10.95

	Floors				
E1	Ground Parking+12 Floors	39.00			
C4,C5	Basement+ Ground Parking+12 Floors	39.60			
C6,C7	Ground Parking+12 Floors	39.60			
T6	LG + U.G Parking/Stilt + 13 Floors	43.70			
Club House 1 (Ph. 1)	Ground+1 Floors	9.30			
Club House 2 (Ph. 2)	Ground + 2 Floors	11.85			
Total No. of Tenements		939 Residential tenements including 66 Row Houses, Sports Club, School Building, Healthcare and Retail and two club Houses.			
Water Budget					
DRY SEASON		WET SEASON			
Fresh	470	Fresh	470		
Recycled	362	Recycled	295		
Swimming Pool	26	Swimming Pool	26		
Flushing	295	Flushing	295		
Gardening	67	Gardening	0		
Total	858	Total	791		
Wastewater Generation	650	Wastewater Generation	650		
Water Storage Capacity for Firefighting UGT	Fire Fighting UGT: 575 cubic meters Capacity of Fire Fighting UGT: 4 Nos. 200, 200, 100, 75(in cubic meter)				
Source of water	MJP				
Rainwater Harvesting (RWH)	Level of GW table				
	Unconfined aquifer exists between 5 to 14 m BGL and deeper confined between 51 to 56 m BGL.				
	Size and No. of RWH tank – NA				
	Qty. and size of recharge pit – 16 nos. of recharge pits with bore are proposed in the area with a dia of 160 mm and 60 m depth.				
	Size 1.8mx1.8mx2m				
	Details of UGT:				
Sewage and wastewater	Domestic: 470 cubic meters Capacity of Domestic UGT: 6 Nos. 157, 243, 48, 20, 6, 12 (incubic meter) : Raw water tank : NA				
	Sewage Generation in CMD : 650				
	STP technology : RMBR and MBBR				
Capacity of STP (CMD) : 6 Nos. 335,220,22,48,15,47 CMD					

Solid waste Management during construction	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	32	Authorized vendor
	Wet	22	Existing OWC
	Construction waste	36700 m ³	Already used in site for levelling, backfilling n entire plot as per proposed GL and. About 1000 cum excavated in foundation, tanks will be used will be used in remaining road development
Solid waste Management during Operation phase	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	1283 kg /day	Authorized vendor
	Wet	1924 kg /day	OWC
	Hazardous	0	--
	Biomedical	At actuals	Shall be handled as per Biomedical waste management rules 2016
	E-Waste	9 kg/ year	Authorized recycler
	STP-Sludge (dry)	33 kg/day	Use as manure
Green belt development	Type		
	Total RG area	7391.06 m ²	
	Existing tree on plot	325	
	No. of trees to be planted	1312	
	No. of trees to be cut	Nil	
	No. of trees to be transplanted	Nil	
Power Requirement	Source of Power supply	MSEDCL	
	During Construction phase (Demand Load)	120-150 kW	
	During Operation Phase (Connected Load)	11685 kW	
	During Operation Phase (Demand Load)	5366 kW	
	Transformer	630kVA x 8 1000 kVA x 2 Nos 750 kVA x 1 No.	
	DG Set	250 kVA x 5 Nos 80 KVA x 2 Nos. 625kVA x 1 No.	
	Fuel Used	HSD	

Details of Energy Saving	Energy Saving 1. Solar PV Panel power for common area lighting. 2. Solar powered water heating. 3. All Street Lights will be LED and partly (30%) on Solar. 4. Use of energy efficient LED fixtures in all public/common areas instead of Conventional CFL/T8 fixture with Electronic Ballast. 5. Automatic Timer operation against Manual operation for External & Common Area Lighting is proposed. 6. Electronic V3F Drive motors for Elevators 7. Low Loss Transformer Against Conventional Transformer 8. All motors used in pumps of services shall be of class 1 category that would give better efficiency (60%+) & less losses as per IS2615.			
Environment Management Plan during Construction Phase	Type	Details		Cost Rs. In Lakhs
	Capital	Air Environment, water Environment, Land Environment, Socio economic etc.		18.47
	O&M	Air Environment, water Environment, Land Environment, Socio economic etc.		1.80
Environment Management Plan during Operation Phase	Component	Details	Capital (Rs. In lakhs)	O&M (Rs. In Lakhs/Yr)
	Sewage treatment Plant	STP	206.10	79.38
	RWH	Recharge pits	16	0.50
	Solid Waste	OWC	32.00	3.2
	Green Development	Development & maintenance	720	15.50
	Energy Saving	Solar Water heating	27	2.7
		Solar PV Panels	25.60	3.8
	Environmental Monitoring	-	MoEF & CC approved lab	16.33
	Disaster Management	-	95.56	7.09
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
	4-wheeler	388	1664	12.5
	2-wheeler	1000	1870	2.5
	Bicycles	1000	1866	1.5

3. The proposal has been considered by SEIAA in its 228th meeting. SEIAA observed that, PP obtained earlier EC from MoEF&CC vide F. No. 21-21/2017-IA-III, dated 29/06/2017 for total BUA of 178144.26 m². Now, PP has proposed amendment in Proposal due to Revision in planning,

Reduction in tenement Nos. Now, Proposed BUA is 111640.24 m². 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. PP to provide the barricade ant “entry” & “exit” of proposed commercial area.
2. PP to submit the copy of 6 monthly report submitted to the regional office, Nagpur.
2. PP to submit Water NoC.
3. 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 submit undertaking regarding water supply.
2. PP to provide grass pavers of suitable types & strength to increase the water permeable mother earth area up to 1/3rd of plot area as well as 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-67808.04 m², Non-FSI-43832.21m², Total BUA- 111640.25 m². (Plan approval - NR/BP/406/2020 and NR/BP/407/2020 dated11/08/2020)

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 off 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, 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.

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, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar
(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. Chief Officer, Vadgaon Nagar Parishad, Vadgaon.
7. Commissioner, PMRDA.
8. Regional Officer, Maharashtra Pollution Control Board, Pune.