

पर्यावरण समिती,  
पुणे महानगरपालिका  
जा.क्र:-आय ई सी /समिती/ - ५  
दिनांक:- १३-१०-२०१७

मा. कार्यकारी अभियंता  
बांधकाम परवाना विभाग  
पुणे महानगरपालिका


विषय : प्रस्तावित प्रकल्प " राजगृही रेसिडेन्सी " साठी पर्यावरण अटी समाविष्ट करणेबाबत.  
संदर्भ : १) पर्यावरण समिती बैठक क्र. २, दि. ०४-१०-२०१७.  
२) पर्यावरण कक्ष जा. क्र. पर्या-२६ दि. ०४-१०-२०१७.

शासन निर्णय क्रमांक टीपीएस -१८१६/प्र क्र ४४३/१६/ वियो /पुणे व कोंकण विभाग / नवि-१३, दि २८-६-२०१७ अन्वये प्रस्तावित प्रकल्प " राजगृही रेसिडेन्सी ", स. न. ६३/१/१/, ६३/१/२ व ६३/२ कोंढवा, बाबत पर्यावरण कक्ष, पुणे म. न. पा. यांनी तपासणी करून Category-3 अंतर्गत पर्यावरण समितीकडे शिफारस केली आहे.

दि. ०४-१०-२०१७ रोजी पर्यावरण समिती च्या बैठकीमध्ये झालेल्या चर्चेनुसार पर्यावरण अटीस अनुसरून सदर प्रकल्पास शिफारस करण्यात आली आहे.

तरी वरील शासन निर्णयानुसार प्रस्तावित प्रकल्प " राजगृही रेसिडेन्सी " ला बांधकाम परवानगी देतांना सोबत जोडलेल्या अटींचा समावेश करण्यात यावा.

कळावे,

  
पर्यावरण अधिकारी  
तथा सदस्य सचिव, पर्यावरण समिती  
पुणे महानगरपालिका

✓ प्रत:

मे. वेलविल्ड मर्चंट्स प्रा. लि.  
स. न. ६३, व्ही आय. टी. होस्टेल, शांतीनगर सोसायटी  
गंगाधाम - कोंढवा रोड  
पुणे - ४११०४८

सोबत पान क्र. १ ते २३



# Integration of Environmental Conditions for Project Category- 3

As per Directives of Government of Maharashtra, Notification No. TPS-1816 / CR443/16/DP/Pune&Konkan/UD-13 Dated 28/6/2017

Name of Project : "Rajgruhi Residency"

S.No. 63/1/1, 63/1/2, 63/2, Kondhwa, Pune

Ref: 1) Recommendation by Environment Cell of PMC Parya-26 dated 04-10-2017.

2) Environment Committee meeting No. 2 dated 04-10-2017.

The proposal was considered as per Notification No. TPS-1816 / CR443/16/DP/ Pune &Konkan/ UD-13 Dated 28/6/2017, by the Environment Cell of PMC and recommended the project for prior Integration of Environment Conditions to Environment Committee of PMC. The Environment Committee has recommended the Integration of Environmental Conditions into the project. The project may be put up for further building permission process of PMC.



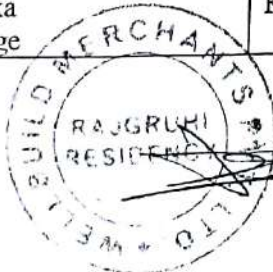


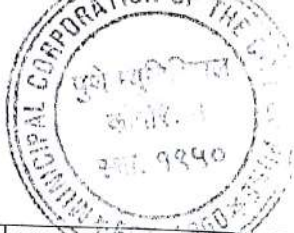
Pune Municipal Corporation

Consolidated Statement of Project For Recommendation To Environment Committee  
(Category 03)

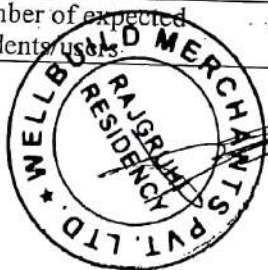
(As per Directives of Government of Maharashtra ,Notification No TPS-1816 CR443/16/RP/Directive /UD-13 issued under Section 154(1) of Maharashtra Regional and Town Planning Act 1966 )  
Brief Information Submitted by M/s Wellbuild Merchants Pvt. Ltd.as-

Basic Information			
1.		Previous EC dated on 10/12/2015	Revised Application
2.	Name Of Project	“Zodiac Residency”	“RajGruhi Residency”
3.	Name of Project Proponent, address & Email Id	M/s Wellbuild Merchants Pvt. Ltd. <ul style="list-style-type: none"> <li>• Name :Mr. Yuvraj Sitaram Dhamale</li> <li>• Address: S. No. 63, VIT Hostel (RajGruhi Residency) Near Shantinagar Society, Gangadham-Kondhwa Road, Pune-48.</li> <li>• Email ID :yuvraj.dhamale@yahoo.com</li> <li>• Mobile Number:8888322222</li> </ul>	M/s Wellbuild Merchants Pvt. Ltd. <ul style="list-style-type: none"> <li>• Name :Mr. Yuvraj Sitaram Dhamale</li> <li>• Address: S. No. 63, VIT Hostel (RajGruhi Residency) Near Shantinagar Society, Gangadham-Kondhwa Road, Pune-48.</li> <li>• Email ID:yuvraj.dhamale@yahoo.com</li> <li>• Mobile Number:8888322222</li> </ul>
4.	Name of Consultant, Contact and & Email id	Dr.Prashant Banne & Mr.Sundar Jagadale M/s. Saitech Research & Development Organization Address ; Plot No. 16B, Banai-Mahipati Nivas, Aptenagar, Near new vashi naka, Kolhapur – 416 001 Tel No. - +91-20-65108506 Mail id : <a href="mailto:enviconmail@gmail.com">enviconmail@gmail.com</a> <a href="mailto:enviconmail@rediffmail.com">enviconmail@rediffmail.com</a>	Name: Mr. Sundar Jagadale/Miss Rupali Chandrekar M/s JV Analytical Services Address:40/A, SamayBuilding,BhauPatil Road, Bopodi, Pune. 411020 Tel No. - +91-20-65108506/9822052142 Mail id <a href="mailto:enviconmail@gmail.com">:enviconmail@gmail.com</a> <a href="mailto:enviconmail@rediffmail.com">enviconmail@rediffmail.com</a> <a href="mailto:jvlabpune@gmail.com">jvlabpune@gmail.com</a>
5.	Accreditation of consultant (NABET/QCI Accreditation)	Sr. No. 129 in List ‘ A’ of O.M. of MoEF, GoI , New Delhi Dated 05/12/2015/ Sr. No.72, Dated 08/01/2015	Sr. No. 90 in List ‘ A’ of O.M. of MoEF, GoI , New Delhi Dated 08/08/2017
6.	Is Environmental clearance obtained earlier If yes (Details)	NA	Yes SEAC- III- 2014/C.R. 194/TC-3 Dated 10/12/2015
7.	Location of the project Taluka Village	S. No. 63/1/1, 63/1/2 & 63/2, Kondhwa, Pune	S. No. 63/1/1, 63/1/2 & 63/2, Kondhwa, Pune



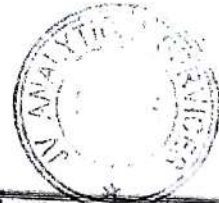


8.	Note on the initiated work (If applicable)	Wing - A : 19264 m <sup>2</sup> Wing - B : 12174 m <sup>2</sup> Total A + B = 31438 m <sup>2</sup> (As per previous EC dated on 10/12/2015) ( after grant of EC)	Wing - A : 19264 m <sup>2</sup> Wing - B : 12174 m <sup>2</sup> Total A + B = 31438 m <sup>2</sup> (As per previous EC dated on 10/12/2015)																		
9.	LOI/NOC from MHADA/ Other approvals (If Applicable)	Not Applicable	NA																		
10.	Total Plot Area(sq.m.)	18000.00 m <sup>2</sup>	18000.00 m <sup>2</sup>																		
11.	Deductions	6866.76 m <sup>2</sup>	6723.25 m <sup>2</sup>																		
12.	Net Plot area in sqm	11133.24m <sup>2</sup>	11276.75 m <sup>2</sup>																		
13.	Permissible FSI (Including TDR etc.)	21397.24m <sup>2</sup>	35079.20 m <sup>2</sup> + (170.32 m <sup>2</sup> club house) = 35249.52 m <sup>2</sup>																		
14.	Proposed Built up Area (FSI & Non FSI )	56950.7m <sup>2</sup> (FSI Area 20795.93 m <sup>2</sup> +NON FSI Area 36155.31 m <sup>2</sup> )	72032.18 m <sup>2</sup> (FSI - 35078.27 m <sup>2</sup> + (170.32 m <sup>2</sup> club house)= 35248.59 m <sup>2</sup> + Non - FSI - 36783.59m <sup>2</sup> )																		
15.	Total ground coverage(m2) & its % (Note: Percentage of plot not open to sky)	4802.60 m <sup>2</sup> (26.68 % of total Plot Area 18000.00 m <sup>2</sup> )	3020.40 m <sup>2</sup> 16.78% of Total Plot area (18000.00 m <sup>2</sup> ) 26.78 % of Net Plot area (11276.75 m <sup>2</sup> )																		
16.	Estimated cost of the project	129 cr	158 Cr.																		
17.	Court cases pending if any	No	No																		
18.	No. of building & its configuration (s): Total Buildings = 3 <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Name of Wing</th> <th>No. of Floor</th> </tr> </thead> <tbody> <tr> <td>Wing - A</td> <td>3P+Amenity+17</td> </tr> <tr> <td>Wing - B</td> <td>3P+Amenity+20</td> </tr> <tr> <td>Wing - C</td> <td>3P+Amenity+17</td> </tr> </tbody> </table>		Name of Wing	No. of Floor	Wing - A	3P+Amenity+17	Wing - B	3P+Amenity+20	Wing - C	3P+Amenity+17	No. of building & its configuration (s): Total Buildings = 4 <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Name of Wing</th> <th>No. of Floor</th> </tr> </thead> <tbody> <tr> <td>Wing - A</td> <td>4 P +Amenity+20FI</td> </tr> <tr> <td>Wing - B</td> <td>4 P +Amenity+20 FI</td> </tr> <tr> <td>Wing - C</td> <td>4 P +Amenity+20 FI</td> </tr> <tr> <td>Wing - D</td> <td>4P +Amenity+20 FI</td> </tr> </tbody> </table>	Name of Wing	No. of Floor	Wing - A	4 P +Amenity+20FI	Wing - B	4 P +Amenity+20 FI	Wing - C	4 P +Amenity+20 FI	Wing - D	4P +Amenity+20 FI
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19.	Number of tenants and shops	Total Tenements - 210 Nos.	Total Tenements -352 Nos.																		
20.	Number of expected residents/users	Residential Users: 1050 Nos.	Total Users:1760 Nos.																		



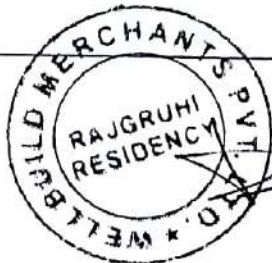
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21.	Tenant density per hectare	250	195.55																																																																				
22.	Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m	24 M wide DP road																																																																				
23.	Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	12 m	9 m																																																																				
24.	Existing structure(s) (as on date of application)	3 Nos. Buildings- Boys Hostel, Girls Hostel & Admin Block- 9862 m <sup>2</sup>	Not Applicable																																																																				
25.	Details of the demolition with disposal (If applicable)	3 Nos. Buildings- Boys Hostel, Girls Hostel & Admin Block - 9862 m <sup>2</sup> 5917 Cu.M- Debris will be generated due to Demolition	Not Applicable																																																																				
26.	Total Water Requirement	<p><b>Residential:</b> Source: Pune Municipal Corporation (PMC)</p> <table border="1"> <thead> <tr> <th colspan="2">During dry season</th> </tr> </thead> <tbody> <tr> <td>Fresh Water</td> <td>94.5m<sup>3</sup>/day (One Time)</td> </tr> <tr> <td>Recycled Water (Flushing)</td> <td>55.25m<sup>3</sup>/day</td> </tr> <tr> <td>Recycled Water (Gardening)</td> <td>8.00m<sup>3</sup>/day</td> </tr> <tr> <td>HVAC Makeup</td> <td>NA</td> </tr> <tr> <td>Total Fresh water Requirement</td> <td>149.75m<sup>3</sup>/day</td> </tr> <tr> <td>Excess treated water</td> <td>81.78m<sup>3</sup>/day</td> </tr> <tr> <td>Swimming Pool</td> <td>NA</td> </tr> <tr> <td>Fire fighting</td> <td>200m<sup>3</sup></td> </tr> </tbody> </table> <p><b>During Wet season</b></p> <table border="1"> <tbody> <tr> <td>Fresh Water</td> <td>94.5m<sup>3</sup>/day (One Time)</td> </tr> </tbody> </table>	During dry season		Fresh Water	94.5m <sup>3</sup> /day (One Time)	Recycled Water (Flushing)	55.25m <sup>3</sup> /day	Recycled Water (Gardening)	8.00m <sup>3</sup> /day	HVAC Makeup	NA	Total Fresh water Requirement	149.75m <sup>3</sup> /day	Excess treated water	81.78m <sup>3</sup> /day	Swimming Pool	NA	Fire fighting	200m <sup>3</sup>	Fresh Water	94.5m <sup>3</sup> /day (One Time)	<p><b>Residential:</b> Source: Pune Municipal Corporation (PMC)</p> <table border="1"> <thead> <tr> <th>S</th> <th>r.</th> <th>N</th> <th>o</th> <th colspan="2">During Dry Season</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Fresh Water</td> <td></td> <td></td> <td>158.4m<sup>3</sup>/day (One Time)</td> <td></td> </tr> <tr> <td>2</td> <td>Recycled Water (Flushing)</td> <td></td> <td></td> <td>79.2m<sup>3</sup>/day</td> <td></td> </tr> <tr> <td>3</td> <td>Recycled Water (Gardening)</td> <td></td> <td></td> <td>12 m<sup>3</sup>/day</td> <td></td> </tr> <tr> <td>4</td> <td>HVAC Makeup</td> <td></td> <td></td> <td>NA</td> <td></td> </tr> <tr> <td>5</td> <td>Total Fresh water Requirement</td> <td></td> <td></td> <td>249.6m<sup>3</sup>/day</td> <td></td> </tr> <tr> <td>6</td> <td>Excess treated water</td> <td></td> <td></td> <td>122.64m<sup>3</sup>/day</td> <td></td> </tr> <tr> <td>7</td> <td>Fire fighting (Cum)</td> <td></td> <td></td> <td>300 m<sup>3</sup></td> <td></td> </tr> </tbody> </table>	S	r.	N	o	During Dry Season		1	Fresh Water			158.4m <sup>3</sup> /day (One Time)		2	Recycled Water (Flushing)			79.2m <sup>3</sup> /day		3	Recycled Water (Gardening)			12 m <sup>3</sup> /day		4	HVAC Makeup			NA		5	Total Fresh water Requirement			249.6m <sup>3</sup> /day		6	Excess treated water			122.64m <sup>3</sup> /day		7	Fire fighting (Cum)			300 m <sup>3</sup>	
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27.	Details about Swimming pool	NA	NA																																						
		<b>Section 1- Topography And Natural Drainage</b>																																							
1.	Highest Contour	99.860 m	99.860 m																																						
2.	Lowest Contour	94.100 m	94.100 m																																						
3.	Slope	5.760 m	5.760 m																																						
4.	Ratio	1:46	1:46																																						
5.	Total cutting quantity	576.00 cum	576.00 cum																																						
6.	Subsoil quantity	576.00 cum	576.00 cum																																						
7.	Small rocks quantity	0.00 cum	0.00 cum																																						
8.	Required quantity of debris for backfilling cum.	480.00 cum	480.00 cum																																						
9.	Additional required quantity of debris cum.	96 cum (Excess)	96 cum (Excess)																																						
10.	Disposal Method	To be filled in green strip along periphery of buildings.	To be filled in green strip along periphery of buildings.																																						





11.	Is any Nala Passing through Site	NO	NO																																																																																										
12.	If yes Details	NA	NA																																																																																										
		<b>Section 2 &amp; 4 Water Conservation, Waste Water Management, Rain Water Harvesting and Ground Water Recharge</b>																																																																																											
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		<b>Rain Water Harvesting (RWH) &amp; Storm water drainage</b>																																																																																											



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MLA



	Level of the Ground water table Pre Monsoon Post Monsoon	10 m BGL	10 m BGL
	Size and no. of RWH tank(s)	NA	NA
	Capacity of RWH tanks	NA	NA
	Location of the RWH tank(s) if Provided	NA	NA
	Number of recharge pits Provided	02 No's.	02 No's.
	Size of recharge pits	1.5X1.5X1.5m	1.5X1.5
Natural water drainage pattern	1.50 m dia & 1.50 m	1.50 m	
Volume of the recharge pit	Pipe Drain	Pipe	
Rain water Harvesting capacity	5.30 cum	5.30	
Estimated Run off	NA	NA	
Size of SWD	150mm,200mm & 250 mm Dia. Pipe drain	150mm, 200mm	
Quantity of storm water:	274.4 m <sup>3</sup> /Day	291.0m <sup>3</sup> /day	

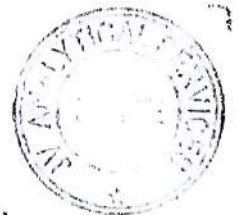
**Sewage and Wastewater**

	Sewage generation in KLD:	137.03 m <sup>3</sup> /day	213.84 m <sup>3</sup> /day
	STP technology:	MBBR	MBBR
	Capacity of STP(CMD):	140 m <sup>3</sup> /day	250 m <sup>3</sup> /day
	Size Of STP Dimensions	10 m x 8 m	12.8 m x9.4 m
Location of STP	Refer drainage layout	Refer drainage layout	
Budgetary allocation (Capital Cost And O&M cost)	<b>Capital Cost:</b> Rs 35 lakh <b>O &amp; M Cost:</b> Rs 8.13 Lakh/year	<b>Capital Cost:</b> Rs 74.84 lakh <b>O &amp; M Cost:</b> Rs 9.21 Lakh/year	



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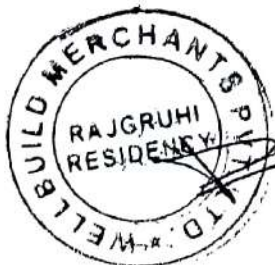
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Details	During Construction In Kgs	During Operation In Kgs	Disposal Method
Total Waste Generation			
Quantity of top soil to be preserved		-	Use For Landscaping
Disposal of construction waste Debris		-	Use for Leveling
Biodegradable Waste	18.0 kg/day	330.75 kg/day	Organic Waste Converter
Non Biodegradable Waste	12 kg/day	141.75 kg/day	SWACH
E waste	-	-	-
Biomedical Waste	-	-	-
Hazardous Waste	-	-	-
STP Sludge		28 kg/day	Used as Manure after treatment in OWC
Area Requirement for OWC		50.00 m <sup>2</sup>	

### Section 3: Solid waste Management

Details	During Construction In Kgs	During Operation In Kgs	Disposal Method
Total Waste Generation			
Quantity of top soil to be preserved	576	-	Use For Landscaping
Disposal of construction waste Debris	480	-	Use for Leveling
Biodegradable Waste	18.0 kg/day	585.9 kg/day	Organic Waste Converter
Non Biodegradable Waste	12 kg/day	251.10 kg/day	SWACH
E waste	-	-	-
Biomedical Waste	-	-	-
Hazardous Waste	-	-	-
STP Sludge		50 kg/day	Used as Manure after treatment in OWC
Area Requirement for OWC		50.00 m <sup>2</sup>	



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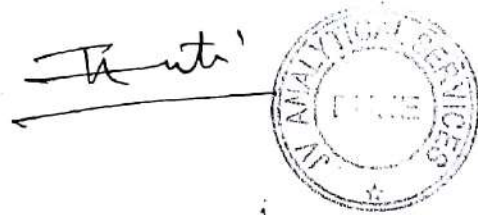
<b>Area Requirement:</b> 1. Location : 2. Total Area provided for the storage & treatment of the solid waste: 50.00 m <sup>2</sup> 3. Budgetary Allocation: Capital Cost: 12.85 Lakhs O & M cost: 2.27+1.25 Lakh/year	<b>Area Requirement:</b> 1. Location : 2. Total Area provided for the storage & treatment of the solid waste: 50.00 m <sup>2</sup> 3. Budgetary Allocation: • Capital Cost: Rs 18.18 Lakh • O & M Cost: Rs.2.76 Lakh/year
--	--

### Section 5 Energy

Details	During Construction		During Operation	
	Connected Load	40 KW	40 KW	2055.89 KW
Maximum Demand={connected load* U.F.} / P.F.	-	-		1231 KW
DG Set	1 nos. x150 KVA	1 nos. x125 KVA	1 nos. x 275 KVA	2 nos. x 275 KVA
No. Of Transformers	-	-	3 nos. x 630 KVA	3 nos. x 630 KVA
Source	MSEDCL	MSEDCL	MSEDCL	MSEDCL

The following Energy Conservation Methods are proposed in the project:

- Solar Water Heating Systems Will be Done for Bathrooms
- Solar Lights will be provided for common amenities like street lightings & Garden lightings
- CFL & LED based lighting will be done in the common areas, landscape areas, signage's, Entry Gate and boundary compound walls etc.
- Auto timer switches will be provided for street lights, Garden lights, Parking & staircase lights & other Common area Lights for saving electrical energy.
- Water Level Controllers with timers will be used for water pumps.
- Overall Energy Saving is-18%





Compliance with Energy Conservation Building Code (ECBC) 2007

Sr. No.	Section No	Requirement	Remark.
10	6.2.1	Solar water heating for minimum 20% design capacity	Complies & Sheet Enclosed.
11	6.2.2	Equipment efficiency standards	Complies & Sheet Enclosed.
12	7.2	Lighting controls to be controlled by photo sensor or time switch	Complies
14	7.2.1.4	Exterior lighting to be controlled by photo sensor or time switch	Complies
15	7.3	Interior lighting power to be with in specified limits	Complies
16	7.4	Exterior lighting power to be with in specified limits	Complies
17	8.2.1.1	Maximum allowable power loss from transformer	Complies
19	8.2.3	Power factor be maintained between 0.95 and unity	Complies
20	8.2.4	Check metering	Complies

**Detail calculations & % of saving**

Sr No	Energy Conservation Measures	Saving%
1	Street /Landscaping Lights on Solar.	
2	Parking Floor / Staircase / Lift Lobby Lights on LED / T5 & with Timer.	18% per year
3	Elevator/Lift with energy efficient motor with VFD.	
4	Solar panel for Hot water in bathroom.	

**section 9 Traffic management socio-economic aspects**

Criteria	Car	Scooters	Cycles
Residential Area= (FOR 100 SQ.M.=1:300)	352	1056	1056



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Required Parking	352	1056	1056
Provided Parking	352	1056	1056

Parking efficiency statement for residential Building

Level	Required Equivalent Car Sapce	Provided car parking No. 4W	Requires Area foe proposed park as per MoEF norms	Proposed parking area (Sq.m)	Provided Equivalent Car Space (Sq.mt)
A	B	C	D	E	F
			=B*C	At actual	= E/C
No. of Vehicles for Covered Parking	30	352	10560.00	10560.00	30

**SOCIO-ECONOMIC ASPECTS**

Give details of the existing social infrastructure around the proposed project.

Sr. No.	Nearest Existing Social Infrastructure	Name/Type	Distance from project (in kms)
1	Hospital	Sahyadri Hospital	3KM
2	Bank /ATM	Bank of Baroda ATM	1 Km
3	Police station	Kondhwa Police Station	1KM
4	Restaurant	Shee Chinese Restaurant	1 KM
5	Hotel	Hotel Gokul Pure Veg	1 KM
6	Entertainment centre	E-Square Konark	2 Km
7	Park/play ground	Mathurawala Sports Ground	4 Km
8	Religious place of worship	Ganesha Temple	2 Km
9	Health club	Krushnai Health Club & Clinic	2 Km

**BUILDING MATERIALS**

May involve the use of building materials with high-embodied energy. Are the construction material produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)

Recycled Contents usage List

List Building Material that have recycled / waste products that are used to replace virgin raw materials :

Sr no	Particular	% per cent
	R.C.C	20 %
	Blocks	40%
	Plaster:	15 %



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Recycled content in aluminium windows	25 %
Type of reinforcement steel used	Tor Steel FE 500
Type of door	Flush Doors
Type of flooring material	Vitrified Tiles and ceramic tiles
Type of glass	Low e glass

### Section 10 Environmental Management Plan

Sr. No.	Pollution Control & Other Environment Infrastructure	Capital Cost In Rs. Lakhs		Annual O & in Rs. Lakhs/year	
<b>A} During Construction Phase:</b>					
1	Water for Dust Suppression and barricading top soil preservation	-	-	-	2.40
2	Site Sanitation & Toilets	-	-	-	3.00
3	Environmental Monitoring	-	-	-	1.00
4	Disinfection & Health Check ups	-	-	-	1.00
5.	Labour safety equipment and training	--	--	--	4.5
<b>Total (A)</b>					<b>11.9</b>
<b>B} During Operation Phase:</b>					
1.	Rain Water Harvesting	5.0	5.0	0.10	1.0
2.	Sewage Treatment Plant	35.00	74.84	8.13	9.21
3.	Organic Waste Composting	12.85	18.18	3.52	2.76
4.	Tree Plantation	21.5	26.19	3.42	4.22
5.	Energy saving	44.10	35.17	4.4	1.37
6.	Environment Monitoring			2.5	2.5
<b>Total (B)</b>		<b>118.45</b>	<b>159.38</b>	<b>22.01</b>	<b>21.06</b>
<b>Total (A+B)</b>		<b>118.45</b>	<b>159.38</b>	<b>22.01</b>	<b>32.96</b>

### Section 7 Green Cover

Particulars		
Plot Area (after deductions)	11133.24 m <sup>2</sup>	11276.75 m <sup>2</sup>
Mandatory open space Provided as per local DCR	1469.44 m <sup>2</sup>	1,313.08 m <sup>2</sup>
20% Pervious area Required to be maintained on open	293.88	262.61 m <sup>2</sup>
% of pervious area provided on open space	20%	20%
List Of Existing Plantation for the Scheme: NA		
Total No. of trees to be transplanted	NA	NA
Total No. of trees to be cut	NA	NA
Total No. of trees to be protected	NA	NA
Total no. of trees required for plantation (species of MOEF)	177	177
Total no. of trees proposed for plantation	316	195



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Tree density			As per PMC Norms	
List Of Proposed Plantation for the scheme:				
Sr.no.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance
1.	<i>Ailanthus excelsa</i>	Maharukh	08	Ailanthus excelsa
2.	<i>Albizia lebek</i>	Shirish	08	Medicinal for Skin, Fragrant flowers, To control soil erosion, Bird attracting species ( Para kids eat seeds ).
3.	<i>Anthocephalus kadamba</i>	Kadamb	12	Medicinal value, To control soil erosion, Birds, squirrels, monkey eat fruits.
4.	<i>Azardirachta indica</i>	Neem	12	Medicinal value, To control soil erosion. To improve soil erosion
5.	<i>Bauhinia blackiana</i>	Kanchanraj	12	Every part of the plant is medicinal, Drought tolerant species.
6.	<i>Bauhinia purpurea</i>	Gulabi kanchan	12	Every part of the plant is medicinal ,Drought tolerant species.
7.	<i>Butea monosperma</i>	Palas	12	Medicinal value, Bird attracting species , To control soil erosion.
8.	<i>Cassia fistula</i>	Bahawa	12	Medicinal value, Drought tolerant species, Very ornamental, Well flowering plant, Honey bee attracting species, Host plant for Butterfly.
9.	<i>Choclospermum religiosum</i>	Sonsawar	08	Medicinal value, Native species
10.	<i>Cordia dichotoma</i>	Bhokar	08	Medicinal value,Edible fruits
11.	<i>Dalbergia sisoo</i>	Shisav	12	Medicinal value,Bird attracting species
12.	<i>Ficus arnottiana</i>	Payar	08	Drought tolerant species, Bird attracting species. To control soil erosion.
13.	<i>Ficus glomerata</i>	Umber	08	Medicinal value, Edible fruits, Bird attracting species
14.	<i>Ficus retusa</i>	Nandruk	08	Medicinal value, Bird attracting species,



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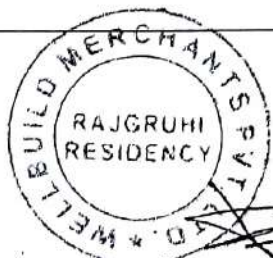




				Drought tolerant species, Hardy plant.
15.	<i>Lagerstromia speciosa</i>	Tahman	12	Medicinal value, To control soil erosion.
16.	<i>Mangifera indica</i>	Mango	08	Edible fruit, Bird attracting species.
17.	<i>Michelia champaca</i>	Sonchaffa	08	Medicinal value, Fragrant flowers, Butterfly larvae host plant, Bird attracting species, Fast growing.
18.	<i>Pongamia pinnata</i>	Karanj	08	Medicinal value, Drought tolerant species, To control soil erosion. Hardy plant.
19.	<i>Saraca indica</i>	Sita-ashok	12	Medicinal value, Religious plant.
20.	<i>Syzygium cumini</i>	Jamun	11	Medicinal value, Edible fruit.
	TOTAL NO. OF TREES		199	

**Landscape garden Plant List:-**

Sr.no.	Botanical Name	Common Name	Qty	Characteristics & Ecological Importance
1.	<i>Azadirachta indica</i>	Neem	05	Medicinal value, To control soil erosion. To improve soil erosion
2.	<i>Bauhinia racemosa</i>	Apta	05	Every part of the plant is medicinal, Drought tolerant species.
3.	<i>Caryota urens</i>	Fishtail palm	25	Grown in any type of soil. Very Hardy.
4.	<i>Citrus species</i>	Lemon	05	Medicinal value, Edible fruit.
5.	<i>Dalbergia sisoo</i>	Shisav	05	Medicinal value, Bird attracting species ,
6.	<i>Erythrina indica</i>	Pangara	05	Fragrant flowers, Drought tolerant species, Birds attracting
7.	<i>Gmelina arborea</i>	Shivan	05	Medicinal value, Drought tolerant species, Bird attracting species.



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8.	<i>Mimosops elengii</i>	Bakul	17	Fragrant flowers, Medicinal value, To control soil erosion.
9.	<i>Murraya koengii</i>	Kadipatta	05	Medicinal value, Edible leaves.
10.	<i>Muntingia calabura</i>	Singapore cherry	05	Fragrant flowers, Bird attracting species.
11.	<i>Nyctanthus arbortristis</i>	Parijatak	05	Fragrant flowers, Medicinal value,
12.	<i>Putranjiva roxburghii</i>	Putrnjiva	05	Medicinal value, Drought tolerant species,
13.	<i>Roystonea regia</i>	Bottle palm	25	Ornamental plant, Medicinal value, Birds & bats eat fruits.
	Total No of Trees		117	

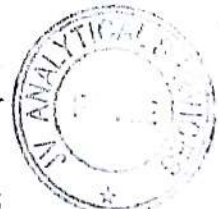
**List of Shrubs:-**

Sr. No	Botanical name	Common name
1	<i>Nerium olender pink</i>	Nerium single pink
2	<i>Adathodavasica</i>	Adulsa
3	<i>Cassia auriculata</i>	Tarwad
4	<i>Cymopogonfloxus</i>	GavatiChaha
5	<i>Plumbago capensis</i>	Chitrak
6	<i>Tabernaemontanacoronaria variegated</i>	Variegated tagar
7	<i>Stachytarphetaindica</i>	Stachytarpheta Blue
8	<i>Stachytarphetaindica</i>	Stachytarpheta Red
9	<i>Cestrum nocturnum</i>	Ratrani
10	<i>Belloperone gutta</i>	Shrimp plant red
11	<i>Jasminumsambac</i>	Mogra
12	<i>Hedychiumflavescens</i>	Sontakka
13	<i>Calliandraemarginata</i>	Powder puff dwarf
14	<i>Cassia biflora</i>	Cassicabiflora
15	<i>Ficus benjamina black</i>	Ficus black
16	<i>Ficus benjamina starlight</i>	Ficus starlight
17	<i>Alpinia specious</i>	Alpinia yellow varigated
18	<i>Euphorbia carcasana</i>	Euphorbia
19	<i>Psuedoeranthemum reticulum</i>	Kodia Yellow
20	<i>Heliconia psittacorum</i>	Heliconia orange upright
21	<i>Acalyphawilkesiana</i>	Acalpha marble pink
22	<i>Murraya exotica</i>	Kamini



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23	<i>Ailamandanerifolia</i>	Allamanda miniature
24	<i>Hibiscus roseasinensis</i>	Hibiscus white regular
25	<i>Ceasalpinia pulcherrima</i>	Shankasur
26	<i>Ixora duffii red</i>	Ixora deep red
27	<i>Lagestromia indica</i>	Lagestromia indica
28	<i>Lantana camera</i>	Tantani
29	<i>Eranthemum laxiflorum</i>	Tagar blue
30	<i>Galphimia glauca</i>	Canara bush
31	<i>Vitex negundo</i>	Nirgudi
32		Sagargota
33	<i>Ziziphus mauritiana</i>	Ber
34	<i>Cassia tora</i>	Takala
35	<i>Passiflora edulis</i>	Krushna kamal
36		Ran Jai

- NOC for the tree cutting/ transplantation/ compensatory plantation if any: NA

#### Checklist for the other necessary approvals

Sr. No	Description	Status of approval	Name of the competent authority	Date of The Issued Letter
1.	CFO NOC for the above said building structure	Fire NOC Obtained	Pune Municipal Corporation	30.10.2014
2.	HRC NOC for the above said building structure(s)(If applicable)	Not Applicable		
3.	NOC for the above said building structure(s) from the aviation authority (If applicable)	Not Applicable		
4.	Consent for the water for the above said details	Water NOC Obtained	Pune Municipal Corporation	25-5-2016
5.	Consent for the Drainage for the above said details	Drainage NOC Obtained	Pune Municipal Corporation	19-5-2016
6.	Consent for the electric supply for the proposed demand	Not yet applied		
7.	Precertification for Green Building From Indian Green Building Council and other recognized institutes (If applicable)	Obtained	IGBC	June 2014
8.	Court Order (If applicable)	Not Applicable		
9.	Solid Waste Approval	Dry Waste disposal NOC obtained	SWACH	11/07/2017



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The proposal has been considered by Environment Committee in it's IInd meeting and decided to approve the Integration of Environment Conditions to the said project, subject to fulfillment of DCPR 2017 norms and in addition to the following terms and conditions:

S.No.	EC Condition for Construction Phase
i	Provision shall be made for the 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, creche and First Aid Room etc.
ii	PP has to abide by the conditions stipulated by Environment Cell and Environment Committee of PMC.
iii	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 waste water and solid wastes generated during the construction phase should be ensured.
iv	The solid waste generated should be properly collected and segregated, dry/inert solid waste should be disposed off as per Solid Waste Management Rules - 2016
v	Disposal of C&D waste 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 PMC. All demolition and construction waste shall be managed as per the provision of the construction & Demolition Waste Rules 2016 and as per PMC norms.
vi	Water supplied by Municipal corporation shall not be used for construction.
vii	Arrangement shall be made that waste water and storm water do not get mixed.
viii	All the topsoil excavated during construction activities should be stored and used for horticulture / landscape development within the project site.
ix	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 shall be protected and improved..

*M. S. S.*



x	Plantations in Open Space/ Recreation Ground/ Landscape area shall include native plant species and should be done as per the list provided by Garden Department of PMC. At least 20% of the open spaces as required by the Building bye laws shall be pervious.
xi	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate water courses and the dump/storage sites for such material must be secured so that they should not leach into the ground water.
xii	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.
xiii	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. The diesel required for operating DG sets shall be stored in underground tanks if required and 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
xv	Dust, Smoke & other air pollution prevention measures shall be provided as per CPCB/MPCB norms for the building as well as site
xvi	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.
xvii	PP shall use environment friendly materials in bricks, blocks and other construction materials for at least 20% of construction material quantity. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended from time to time.
xviii	Ready mixed concrete and other eco friendly construction technologies should be used in building construction.
xix	Structural design should comply with the requirements and laws pertaining to



	structural safety of the buildings. National Building Code should be followed.
xx	Storm water control and its re-use should be as per Central Ground Water Board and BIS standards for various applications. Adequate provision for storage and recharge of water should be followed as per the Ministry of Urban Development Model Building Bye-laws.
xxi	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices followed.
xxii	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project. The ground water extraction if any, should be in consultation with Ground Water Authority.
xxiii	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 PMC before the project is commissioned for operation. The unused treated effluent, if any should be discharged in the sewer line. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odor problem from STP. The parameters of treated sewage should conform to CPCB/MPCB norms.
xxiv	Prior approval of PMC's Drainage department for commissioning of STP is mandatory.
xxiv	Sludge should be removed periodically to ensure efficient treatment of sewage. Treated Sludge from sewage treatment shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) manual on sewage and sewage treatment systems.
xxv	The Project proponent should install a flow meter with totaliser to measure : A. Inlet of STP. B. Recycling Tank C. Surplus treated sewage before releasing in municipal drains
xxxvi	The Integration of Environment Conditions letter shall be published by the PP on the website/ webpage of the project.
xxxvii	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.



xxxviii	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 systems.
xxxix	ECBC compliance for the project should be in accordance with Maharashtra ECBC and it's rules as amended from time to time.
xxxx	Energy conservation measures like installation of CFLs/ LED's for lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning.
xxxxi	20% of water heating requirement of the project should be provided by use of solar water heaters/ other renewable energy systems. Installation of solar panels/ wind energy or hybrid renewable energy systems to be installed for 1% of connected load of the project.
xxxixii	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 PP should take measures to reduce noise emanating from DG sets, place DG sets strategically to reduce the impact of noise. 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. The location of DG set and exhaust pipe height shall be as per CPCB norms.
xxxixiii	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site should be avoided through traffic control measures. Parking should be fully internalized and no public space should be utilized. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks
xxxixiv	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase. The PP should take measures so as to avoid disturbance to the surroundings. Any damage to public property immediately adjoining the site (Footpaths, Road surface, Trees etc at entry and exit points of the site) should be compensated for / rebuilt/ repaired in consultation with the PMC. Work should be carried out during day time only.



XLV	Six monthly monitoring reports should be submitted to Pune Municipal Corporation on 1st June & 1st December of each calendar year. 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. The criteria pollutant levels namely PM10, PM2.5, 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 on Project Proponent's website in the public domain.
XLVI	In case of any change(s) in the scope of the project, the project would require a fresh appraisal by PMC.
XLVII	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 approval to the Integration of Environment Conditions to the said project.
XLVIII	The location of outdoor units for HVAC should be such that they do not cause noise disturbance to adjoining properties. Adequate measures should be undertaken to avoid noise pollution to adjoining users.
XLIX	The placement of STP tanks should be done in a manner that they are open to sky so as to facilitate better light and ventilation.

S.No.	EC Condition for Post-Construction/Operation Phase
i	Project proponent shall ensure completion of all environmental infrastructure prior to occupation of the buildings. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional. The Environment Cell of Project Proponent shall operate the environmental services till handing over to the occupant/ society. After that, the society/ occupant should take over the responsibility of all the environmental services of project.
ii	The occupant/ society shall set up a separate environment management cell/ agency with qualified staff for implementation of the stipulated environmental services. Environment Management Cell/agency should submit half yearly compliance reports with respect to terms and conditions in hard and soft copies to the PMC on 1st June & 1st December of each calendar year. The monitoring reports should include certificate of continued compliance of the project for



	environmental conditions parameters from Qualified Building Environmental Auditors.
iii	The occupant/ society shall allocate separate funds for implementation of environment management measures/ Environmental services along with item-wise breaks-up. These cost shall be included as part of regular society maintenance. The funds earmarked for the environment management measures shall not be diverted for other purposes and expenditure should reported to the PMC along with compliance reports.
iv	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. Non-biodegradable waste should be properly stored before it is handed over to authorized vendor.
v	A complete set of all the documents of the completed project to be submitted to PMC.
vi	In case of any change(s) in the scope of the project after occupancy certificate, the project would require a fresh appraisal of Integrated Environmental Conditions by PMC.
vii	The provision of solid waste (management) Rules 2016 and the e-waste(Management) Rules 2016, and the Plastic Waste Management Rules 2016 shall be followed. E- Waste shall be disposed through Authorized vendor as per E-Waste (Management and Handling ) Rules 2016.
viii	During execution of agreement to sale/ conveyance/ deed of declaration/apartment deed, the project proponent shall mention about the various environment infrastructures (STP, Solar, OWC, Rain Water Harvesting etc) included in the project and include clause about further O & M of environment infrastructures would be responsibility of prospective purchaser/s/or occupant/s.
S.No.	<b>General Conditions</b>
1	The integration of environment conditions 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 the Integration of Environment Conditions does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.



2	In case of submission of false document and non-compliance of stipulated conditions, Authority/Environment Department will revoke or suspend the Integration of Environmental Conditions without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986
3	The Case of false declaration or Certification shall be reported to the accreditation body for blacklisting of Qualified Building Environment Auditors and financial penalty on the owner and Qualified Building Environment Auditors under relevant state laws.
4	Pune Municipal Corporation reserves the right to add any stringent condition or to revoke the conditions stipulated if they are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.
5	In case of any deviation or alteration in the project proposed from those submitted to PMC, a fresh application/ amendment to the project should be made to PMC to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.
6	No construction shall be allowed in contradiction to D.C. Rules and guidelines of Irrigation Department within blue line/ blueline-redline.
7	Any appeal against Approval to Integration of Environmental Conditions shall lie with the National Green Tribunal, Western Zone Bench, New Administrative Building, 1st Floor, B-wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
8	All the integrated environmental conditions stipulated in schedule A of Govt. of Maharashtra, Urban Development Department, Mumbai vide notification No.TPS-1816 / CR443/16/DP/Pune & Konkan/UD-13 Dated 28/6/2017 are binding on Project.



  
 13/10/17  
 Member Secretary  
 Environment Officer  
 Pune Municipal Corporation