

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/167186/2020  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai-400032.  
Date: 10.05.2021

To  
M/s.Windsor Shelters  
39/17B, 39/18, 39/18/1,  
39/19, 20, 21, 22, 23, 24,  
25(P), Ambegaon Budruk,  
Haveli, Dist.- Pune.

**Subject :** Environmental Clearance for Proposed Construction Project “Windsor County” at 39/17B, 39/18, 39/18/1, 39/19, 20, 21, 22, 23, 24, 25(P), Ambegaon Budruk, Haveli, Dist.- Pune by M/s.Windsor Shelters

**Reference :** Application no. SIA/MH/MIS/167186/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 114<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218<sup>th</sup> B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/167186/2020	
Name of Project	Expansion of residential cum commercial construction project “Windsor County”	
Project category	8 (a) of EIA Notification 2006- B2 Type – Building & Construction Project	
Type of Institution	Private	
Project Proponent	Name	Mr. Srinivas Laxman Raskonda
	Address	Windsor Shelters, S. No. 39/24, Ambegaon Budruk, Dattanagar Road, Behind D-mart Near Relicon Garden Grove, Pune
Consultant	EMP Consultant: ABC Techno Labs India Pvt. Ltd. (Accredited by NABET vide no NABET/EIA/1922/RA 0155	
Applied for	Expansion	
Details of previous EC	SEAC III-2014/CR -24/TC-3, dt. 25.01.2016	
Location of the project	S. No. 39/17B, 39/18, 39/18/1, 39/19,20,21,22,23,24,25(P), Ambegaon Budruk, Haveli, Pune	
Latitude and Longitude	Latitude: 18°27'1.28"N	
	Longitude: 73°50'42.78"E	

Total Plot Area (m2)	30147.85					
Deductions (m2)	7251.69					
Net Plot area (m2)	22896.16					
Proposed FSI area (m2)	51974.26					
Proposed non-FSI area (m2)	32067.34					
Proposed TBUA (m2)	84041.60					
TBUA (m2) approved by Planning Authority till date	49856.28 (FSI) CC No. 2353/19 dated 04.01.2020 By PMC					
Ground coverage (m2) & %	6528.84(21.65%)					
Total Project Cost (Rs.)	142 CR					
Details of Building Configuration :						
Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change Road widening FSI (18 mt. to proposed 34 mt.)
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
A	P + 9 <sup>th</sup> floor	28.50	A	P + 9 <sup>th</sup> floor	28.50	
B	P + 9 <sup>th</sup> floor	28.50	B	P + 9 <sup>th</sup> floor	28.50	
C	P + 9 <sup>th</sup> floor	28.50	C	P + 9 <sup>th</sup> floor	28.50	
D	P + 9 <sup>th</sup> floor	28.50	D	P + 9 <sup>th</sup> floor	28.50	
E	P + 11 <sup>th</sup> floor	34.20	E	P + 11 <sup>th</sup> floor	34.20	
F	2P + G + 11 <sup>th</sup> floor	37.05	F	2P + G + 10 <sup>th</sup> floor	33.67	
G	2 P + 10 <sup>th</sup> floor	34.20	G	3 P + 12	37.05	
H	P + 7 <sup>th</sup> floor	22.80	H	LG+UG+G+8 <sup>th</sup> floor	33.05	
I	P + 11 <sup>th</sup> floor	34.20	I	2P+G+11 <sup>th</sup> Floor	35.85	
Total number of tenements			(Existing + Proposed) (755+88) = 843			
Shops & Offices			Shops – 60, Offices - 45			
Club House			02			
Water Budget	Dry Season (CMD)		Wet Season (CMD)			
	Fresh Water	412	Fresh Water	412		
	Recycled	233	Recycled	218		
	Swimming Pool	0	Swimming Pool	0		
	Flushing	218	Flushing	218		
	Total	630	Total	645		
	Waste water generation	568	Waste water generation	568		
Water Storage Capacity for Firefighting / UGT			UGT & OHT capacities = 1863 CMD			
Source of water	Pune Municipal Corporation					
Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre-Monsoon: 6 mt Post Monsoon: 3 mt			

	Size and no of RWH tank(s) and Quantity:	NA	
	Quantity and size of recharge pits:	07	
	Details of UGT tanks if any:	882 kld	
Sewage and Wastewater	Sewage generation in CMD:	568	
	STP technology:	MBBR	
	Capacity of STP (CMD):	Existing 475, Proposed 100	
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	10	Ghanta Gadi (PMC)
	Wet waste:	20	
Construction waste	2 m <sup>3</sup> /day	Reuse for road construction & refilling	
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	1013	Treatment – Segregation at source only no treatment Disposal - Through authorized vendor (SWaCH, Pune)
	Wet waste:	1378	Treatment – OWC machine Disposal – Used as a manure
	Hazardous waste:	NA	NA
	Biomedical waste	Not quantified yet	Authorized Vendor/Autoclave
	E-Waste	3243 (Kg/Year)	Authorized Vendor
	STP Sludge (dry)	210 Kg/Day	Used as manure
Green Belt Development	Total RG area (m <sup>2</sup> ):	3931.36	
	Existing trees on plot:	141	
	Number of trees to be planted:	150	
	Number of trees to be cut:	Nil	
	Number of trees to be transplanted:	04	
Power requirement:	Source of power supply:	MSEDCL	
	During Construction Phase (Demand Load):	25 KVA	
	During Operation phase (Connected load):	3903 KW	
	During Operation phase (Demand load):	2732 KW	
	Transformer:	630 KVA X 6	
	DG set:	180KVA x 2 No	
	Fuel used:	30.7Ltr / Hr	
Details of Energy saving	2838517.40 KWH /Annum (11.86 %)		
Environmental Management plan budget during Construction phase	<b>Type</b>	<b>Details</b>	<b>Cost</b>
	Capital	Safety equipment, barricading, water sprinkling for dust suppression, pesticide, sanitization, health checkup, water & solid waste provision	10.2 Lack

	O&M	Manpower, maintenance of safety equipments etc.	2 Lakh	
Environmental Management plan during Operation phase Budget	Component	Details	Capital (Lakh.)	O&M (Lakh./Y)
	Storm Water	Internal Storm water networking	15.00	3.00
	Sewage treatment 1st	STP of capacity 475 CMD (Already constructed) with MBBR Technology	37.00	17.51
	Sewage treatment 2nd	Proposed STP of capacity 100 CMD with MBBR Technology	16.00	6.82
	Water treatment	PMC water supply	-	-
	RWH	Total 7 no of RWH pits	5.25	0.35
	Swimming Pool	NA	-	-
	Solid Waste & waste	E2 no of OWC machine	36.00	8.33
	Hazardous waste	NA	-	-
	Green belt development	Total 169 no of trees	80.00	8.00
	Energy saving	For solar street lights, solar water heaters & other energy saving measures	122.00	10.76
	Environmental Monitoring	For environmental monitoring	1.3	2.62
Disaster Management	Firefighting measures, Disaster Management Kit, CCTV, Lightning Arrestor System, Training, DG set etc.	83.19	9.65	
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler	654	679	20199
	2-Wheeler	2175	2175	6525
	Bicycles	1763	1763	2468

3. The proposal has been considered by SEIAA in its 218<sup>th</sup> B 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:**

**A. SEAC Conditions-**

1. PP to submit details of rain water recharge potential of the aquifers below.
2. PP to obtain NOC for additional water supply required from competent authority.

3. It was observed that 18 no of Leucaena trees are proposed to be planted. Leucaena being invasive species, shall be replaced with other species.
4. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

**B. SEIAA Conditions-**

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. 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.
3. SEIAA after deliberation decided to grant Environment Clearance for- FSI- 49856.24 m<sup>2</sup>, Non FSI- 31174.67 m<sup>2</sup> , Total BUA- 81030.95 m<sup>2</sup> (Plan Approval-2353/19 dated 04.01.2020)

**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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

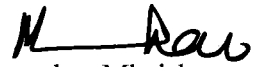
### C) General EC Conditions:-

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



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

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



Manisha Patankar-Mhaiskar  
(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.

