

Item no. 36

Proposal No.:- SIA/MH/MIS/185925/2020

Type of Project: EC

Subject- Environmental Clearance for Proposed Construction Project Citron at Gat No. 878, Kesnanad Road, Wagholi, Pune by M/s. Cherry Construction Pvt. Ltd.

Project Details-

PP had submitted application for prior Environmental clearance for total plot area of 28800.00 m², FSI area of 30715.17 m², Non FSI area of 20621.15 m² and total BUA of 51336.32 m².

Brief information of the proposal is as below:

Proposal Number	SIA/MH/MIS/185925/2020				
Name of Project	Citron				
Project category	8a (B2)				
Type of Institution	Private				
Project Proponent	M/s. Cherry Constructions Pvt. Ltd. C/o Manisha Construction, 4 th Floor, Mariplex parking plaza, Marigold, Kalyani Nagar, 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	Previous EC vide No. SEAC-III-2011/CR-83/TC-III dated 12 th July 2016				
Location of the project	Gat No. 878, Kesnanad Road, Wagholi, Pune - 412207				
Latitude and Longitude	Latitude 18°34'34.92" N Longitude 74°00'06.27" E				
Total Plot Area (m ²)	28800.00 sq.m				
Deductions (m ²)	5866.87 sq.m				
Net Plot area (m ²)	22933.13 sq.m				
Proposed FSI area (m ²)	30715.17 sq.m				
Proposed non-FSI area (m ²)	20621.15 sq.m				
Proposed TBUA (m ²)	51336.32 sq.m				
TBUA (m ²) approved by Planning Authority till date	Sanction plan vide no. DP/BHA/Mouze – Wagholi/ old Gat no. 879/new Gat no. 878/Case no. 1196/17-18 dated 28.11.2018				
Ground coverage (m ²) & %	26 % (7517.96 sq.m)				
Total Project Cost (Rs.)	148 Cr.				
Details of Building Configuration :					Remarks
Previous EC / Existing Building			Proposed Configuration		
Building	Configuration	Height (m)	Building	Configuration	Height (m)
A	B+Stilt+12	39	A	B+Stilt+12	39
B	B+Stilt+12	39	B	B+Stilt+12	39
C	B+Stilt+12	39	C	LG+Stilt+15	45
D	B+Stilt+12	39	D	LG+Stilt+15	45
E	B+Stilt+12	39	E	B+Stilt+12	39
F (Studio Apt.)	Stilt+12	39			
Total number of tenements			Residential – 466		
Water Budget		Dry Season (CMD)		Wet Season (CMD)	


Member Secretary


Chairman

Minutes of 229th (Part-B) meeting of SEIAA held on 7th September, 2021

	Fresh Water	225	Fresh Water	225
	Recycled (Garden)	26	Recycled (Garden)	NA
	Flushing	105	Flushing	105
	Total	356	Total	330
	Waste water generation	292	Waste water generation	292
Water Storage Capacity for Firefighting / UGT	UGT - Treated water tank : 186 KLD, Row water tank : 91.50 KLD Drinking water tank : 64 KLD, Fire water tank : 500 KLD Overhead Water tank : 20 KLD/each building			
Source of water	Wagholi Grampanchayat			
Rainwater Harvesting (RWH)	Level of the Ground water table:	60-70 m		
	Size and no of RWH tank(s) and Quantity:	NA		
	Quantity and size of recharge pits:	2.75 m X 2.75 m X 2.0 m & 9 Nos. pits		
Sewage and Wastewater	Sewage generation in CMD:	292		
	STP technology:	MBBR		
	Capacity of STP (CMD):	295		
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	14	Through Authorized vendor	
	Wet waste:	32	Through Authorized vendor	
	Construction waste	150 cum	Used as back filling	
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
	Dry waste:	322	Through Authorized vendor - SWACH	
	Wet waste:	750	Mechanized composting Machine	
	E-Waste	Resi. - 1165 Kg/yr.	Through Authorized vendor	
	STP Sludge (dry)	18 Kg /day being dry sludge	Used as manure for garden	
Green Belt Development	Total RG area (m ²): 2887.50 (Provided)			
	Existing trees on plot: 150 Nos (as per previous EC)			
	Number of trees to be planted: 331			
	Number of trees to be cut: NA			
Power requirement:	Source of power supply: MSEDCL			
	During Construction Phase (Demand Load):		40 KVA approx	
	During Operation phase (Connected load):		2212.83 KW	
	During Operation phase (Demand load):		1068.63 KW	
	Transformer:		630 KVA X 3 Nos.	
	DG set:		180 KVA X 1 Nos.	
	Fuel used:		42 Liters/Hr. at 75% Loading	


Member Secretary


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Details of Energy saving	Common area Lighting : 8222.72 KWH , Up lighter lighting : 934.40 KWH Lifts using star rated motor & V3F : 1,63,374 KWH, Saving by Gyser : 423,900 KWH Saving by Solar POV cells: 18,000 KWH, Total Annual saving : 6,14,431.12 KWH/Annum , Saving in Energy Consumption is 11.60 %				
Environmental Management plan budget during Construction phase	Type	Details		Cost	
	Capital	1. Erosion Control 2. Site Safety 3. Site Sanitation 4. Disinfection & Health Check up 5. Environmental Monitoring		1.5 1.0 1.0 1.5 1.3	
	O&M	NA		NA	
Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs. In Lacs)	O&M (Rs. In Lcs /Y)
	STP (including external drainage connection)	Treatment for Waste water		68.75	5.50
	Rain Water Harvesting	To recharge ground level		09.00	0.30
	Strom Water & Development	Collection of water		08.00	0.30
	Solid waste Management	Wet waste convert in to compost		13.50	7.00
	Landscape	For Greenery		35.0	3.00
	Swimming pool	---		12.5	1.20
	Energy Saving	To save electrical Energy		50.0	0.50
	Environmental Monitoring	--		1.30	3.00
	DMP Cost	---		200.0	16.00
	Total (Rounded off to)		398.0	37.0	
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
	4-Wheeler	256	422	12.50	
	2-Wheeler	513	513	2.00	
	Bicycles	513	513	0.70	

SEAC Deliberation --

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a)B2.

During discussion following points emerged:

1. PP to submit norms followed for dry and wet season water budget calculations.
2. 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.


Member Secretary


Chairman

Recommendations of SEAC-

SEAC decided to recommend the proposal for prior environmental Clearance, subject to PP complying with the above conditions.

Deliberation in SEIAA-

SEAC-3 in its 114th meeting recommended the proposal for total plot area of 28800.00 m², FSI area of 30715.17 m², Non FSI area of 20621.15 m² and total BUA of 51336.32 m².

Proposal now considered in 218th B meeting of SEIAA.

Deliberation in SEIAA-

Proposal is an expansion of proposed construction Project. PP obtained earlier EC vide SEAC-III-2011/CR-83/TC-III, dated 12th July 2016 for total BUA of 33696 m². (Appraised for 56261.88 m²). Now, PP applied for expansion due to change in planning and new DCP rules. Now, Proposed Total BUA is 51336.32 m².

During the meeting, SEIAA asked PP to submit architect certificate reading construction done on site is as per configuration and within the built up area of earlier EC. PP submitted the same vide letter dated 23.09.2021.

SEAC-3 in its 114th meeting recommended the proposal for total plot area of 28800.00 m², FSI area of 30715.17 m², Non FSI area of 20621.15 m² and total BUA of 51336.32 m².

SEIAA after deliberation decided to grant EC for – FSI-25110.12 m², Non-FSI- 18203.44 m², Total BUA-43313.56 m². (Plan approval – BHA/CR-1196/17-18/Wagholi/S.no/G.no/CTS no.879 Part, dated 28.11.2018)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman