ENVIRONMENTAL CLEARANCE

PARIVESH

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

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

To,

The -1
MICHELNGELO LLP
22 Parvati Pune 411009 -411009

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/431978/2023 dated 02 Jun 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC23B038MH191879**
2.	**File No.**	SIA/MH/INFRA2/431978/2023
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Proposed Residential Project “Bellagio Courtyards” (Redevelopment of Brooke Bond Employees' Co-operative Soc. & Kumar Pal Co-operative Hou. Soc.) by M/s. Michelngelo LLP at Final Plot No. 353A, CTS-1028A & Final Plot No. 354, CTS-1029, Model Colony, Shivajinagar, Pune
7.	**Name of Company/Organization**	MICHELNGELO LLP
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

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

Date: 01/11/2023

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/431978/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Michelngelo LLP,
(Through Mr. Kailas Kenjale),
Final Plot No. 353A, CTS-1028A &
Final Plot No. 354, CTS-1029,
Model Colony, Shivajinagar, Pune.

Subject : Environmental Clearance for Proposed Residential Project "Bellagio Courtyards" (Redevelopment of Brooke Bond Employees' Co-operative Soc. & Kumar Pal Co-operative Hou. Soc.) at Final Plot No. 353A, CTS-1028A & Final Plot No. 354, CTS-1029, Model Colony, Shivajinagar, Pune-411016 by M/s. Michelngelo LLP Through Mr. Kailas Kenjale

Reference : Application no. SIA/MH/INFRA2/431978/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 177th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st September, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/431978/2023	
2.	Name of Project	Proposed Residential Project "Bellagio Courtyards" (Redevelopment of Brooke Bond Employees' Co-operative Soc. & Kumar Pal Co-operative Hou. Soc.) by M/s. Michelngelo LLP at Final Plot No. 353A, CTS-1028A & Final Plot No. 354, CTS-1029, Model Colony, Shivajinagar, Pune-411016.	
3.	Project category	8 (a) B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	M/s. Michelngelo LLP Through Mr. Kailas Kenjale
		Regd. Office address	22, Parvati Gaon, near shani mandir Pune 411009
		Contact number	9822045796
		e-mail	kailas@gmkenjale.com
6.	Consultant	Rheaa Civitech Pvt Ltd NABET/EIA/2326/IA0114 valid up to January 23, 2023	
7.	Applied for	Fresh project	
8.	Details of previous EC	Not applicable	
9.	Location of the project	Final Plot No. 353A, CTS-1028A & Final Plot No. 354, CTS-	

		1029, Model Colony, Shivajinagar, Pune-411016.
10.	Latitude and Longitude	Latitude –18°31'42.71"N Longitude – 73°50'13.09"E
11.	Total Plot Area (m2)	3,463.62
12.	Deductions (m2)	167.11
13.	Net Plot area (m2)	3,296.51
14.	Proposed FSI area (m2)	15100.92
15.	Proposed non-FSI area (m2)	12,418.16
16.	Proposed TBUA (m2)	27519.187
17.	TBUA (m2) approved by Planning Authority till date	In process
18.	Ground coverage (m2) & %	1294.20 Sq.m & 37.5%
19.	Total Project Cost (Rs.)	98.7 Cr
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Activities are mentioned in the Environment Management Plan

21. Details of Building Configuration :
<Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>

Previous EC Configuration			Proposed Configuration			Reason for Modification / Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
-	-	-	Building 1	Upper basement+ Lower basement +Stilt floor + 27 floors	92.88	
-	-	-	Parking Building	Upper basement+ Lower basement +Stilt floor +6 floors	21.00	

22.	Total number of tenements		Flats - 105			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	49.00	Fresh Water	49.00	
		Recycled for Garden	1.00	Recycled for Garden	00.00	
		Flushing	24.00	Flushing	24.00	
		Total	74.00	Total	73.00	
		Waste water generation	62.00	Waste water generation	62.00	
24.	Water Storage Capacity for Firefighting / UGT	Domestic – 52.00 KLD Firefighting -200.00 KLD Drinking – 20.00 KLD				
25.	Source of water	Pune Municipal Corporation				
6.	Rainwater Harvesting	Level of the Ground water table		Post-Monsoon water level 12.00 m – 15.00-meter BGL		

	(RWH)		Pre-Monsoon water Level 22.00 m - 25.00-meter BGL
		Size and no of RWH tank(s) and Quantity:	NA
		Quantity and size of recharge pits:	3 no of pits, size- 2.0m X 2.0m X 2.0m
		Details of UGT tanks if any:	UGT - Domestic – 52.00 KLD Firefighting -200.00 KLD Drinking – 20.00 KLD
27.	Sewage and Wastewater	Sewage generation in CMD:	62 KLD
		STP technology:	MBBR
		Capacity of STP (CMD):	65 KLD

28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	8	Handover to authorized vendor
		Wet waste:	12	Handover to authorized vendor
		Construction waste	20	Handover to authorized vendor
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	105	Handover to SWACH
		Wet waste:	158	Organic Waste composter
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	0.72	Handover to authorized vendor
		STP Sludge (dry)	9.46	Used as manure
30.	Green Belt Development	Total RG area (m2):		NA
		Existing trees on plot:		42
		Number of Proposed trees on site		46
		Number of trees to be cut:		40
		Number of trees to be retained:		02
31.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		116.25KVA
		During Operation phase (Connected load):		1034 KW
		During Operation phase (Demand load):		547 KVA
		Transformer:		(630 KVA X 1 Nos.)
		DG set:		(320 KVA X 1 Nos.)
		Fuel used:		HSD

32.	Details of Energy saving	Energy Saved By low loss transformer with respect to Total Project	0.30%
		Energy Saved by Solar PV Cells with respect to Total Project	2.85%
		Energy Saved by Automatic Timer logic controller for lighting Control With respect to Overall Project	1.64%
		Energy Saved by Solar Water Heating vs Electric Water Heating with respect to total project	6.18%
		Energy Saved by Using VFD for Lift against conventional drive with respect to overall Project	10.05%
		Total Energy Saving in Project In % by Energy saving	21.02 %

		measures				
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost	
		Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation		4,00,000	
		O&M	Water, Noise, soil, air monitoring		3,75,000	
34.	Environmental Management plan Budget during Operation phase	Component	Details		Capital (lakhs)	O & m (lakhs/Y)
		Sewage Treatment	STP cost considered		23.56	2.82
		Rain Water Harvesting	RWH Pits		3.00	0.3
		Solid Waste Management	To assure proper treatment of Wet Waste, OWC will be provided		14.75	3.08
		Green Belt Development	Landscaping, tree & shrub plantation		0.88	1.80
		Environmental Monitoring	Environment Monitoring Cell		-	1.85
		Energy Saving	With all said energy saving measures like solar PV panels, hot water, low loss transformer, VFDs on lift, solar lightning		17.52	0.35
		Disaster Management Cost	Lightning Arrestor Installation & Budget for Emergency, First Aid Kit, Safety equipment's,		19.25	-
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
		2-Wheeler	102	368	2	
		4-Wheeler	106	127	12.5	
		Bicycles	-	-	-	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.					NA

3. The proposal has been considered by SEIAA in its 266th (Day-2) meeting held on 21st September, 2023. 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 should not initiate any demolition activities till EC is granted.
2. PP to submit copy of IOD.
3. PP to ensure adequate access of fire tender to all building.
4. The Committee noted that 40 out of 42 trees are proposed to be cut. All the 40 trees are 30+ years. Thus a huge green cover is being proposed to be removed from the site causing disturbance to ecosystem. Also total no of trees proposed are only 46 and 1211

trees are proposed to be planted outside. The land is not yet identified. Hence it is advised to plant maximum trees in their own space at closer distance and revise the plantation layout. Minimum 75-80 trees should be accommodated in their own space by careful species selection. Also, Fam palm in premise may be transplanted rather than cutting.

5. PP to submit undertaking that the pp will take care of the newly planted trees for minimum 7 years wherever they will be planted outside of the plot.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
7. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP submitted that, as their plot area is less than 4000 m2, as per the provisions of UDCPR, mandatory RG is not applicable to their project. Local planning authority to ensure the same.
2. PP to plant as many trees as cumulative age of trees to be cut and transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975. Local planning authority to ensure the compliance of the same.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for-FSI-14870.59 m2, Non FSI-12,418.16 m2, total BUA-27,288.75 m2. (Plan approval No-Zone-4/4684, dated-12.10.2023) (FSI restricted as per approval)

General Conditions:

a) Construction Phase :-

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.
VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
X. The Energy Conservation Building code shall be strictly adhered to.
XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

sites for land filling after recovering recyclable material.

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

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

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

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

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

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

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

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

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

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the

respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

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

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

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

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

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

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

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

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

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

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

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

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

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by: Shri Pravin C. Darade , I.A.S.
Designation: Member Secretary
Date and Time: 11/1/2023 12:07:14 PM