

Monitoring the Implementation of Environmental Safeguards
Ministry of Environment, Forest & Climate Change
Regional Office (West Central Zone), Nagpur
Monitoring Report
Part - I
DATA SHEET

1.	Project Type: River-valley / Mining / Industry / Thermal / Nuclear / Other (Specify)	Construction project – Residential development with convenient shopping
2.	Name of the Project	“Nyati Elan”
3.	Clearance Letter (s) / OM No. and date	EC No. –SEAC-III. 2014/CR.284/TC-3 Dated - 4th September, 2014.
4.	Location	Gat. No. 720,721,723,730 (P), 734 Wagholi.
	a. District (s)	Pune
	b. State (s)	Maharashtra
	c. Latitude	Latitude: 18°35'15.19" N
	d. Longitude	Longitude: 74°0'11.60" E
5.	Address for correspondence	Dr. J.Y.Hote
	a. Address of concerned Project Chief Engineer (with Pin Code & Telephone/ Telex/ Fax Numbers) :	Executive Director & CEO M/s. P Square Builders LLP. “Nyati Unitree”, Nagar Road, Yerawada Pune- 411006
	b. Address of Executive Project Engineer / Manager (with pin code/fax numbers)	Mr. N.H.Mohite M/s. P Square Builders LLP. “Nyati Unitree”, Nagar Road, Yerawada Pune- 411006 Tel No. 020- 66863333
6.	Salient features	
	a. Of the Project	It is Residential development with convenient shopping center.
	b. Of the Environmental Management Plan	<p>1. Sewage Treatment Plant-</p> <ul style="list-style-type: none"> • We have planned to provide 5 STP's for the treating the waste water. • As per previous EC 2 STP's having capacity 190KLD & 277 KLD installed at site. • 3 STP's having capacity 300KLD, 400KLD and 285 KLD will be provided. <p>Recycled waste water will be used for flushing and gardening purpose at project site.</p> <p>2. Solid waste management-</p> <ul style="list-style-type: none"> • Top soil shall be preserved and reused within the project site for the landscaping. • Biodegradable waste will be treated by Organic waste converter. • Dry waste will be handed over to the authorized vendor. • STP Sludge will be used as manure.

		<p>3. Rain water Harvesting: Rain water harvesting pits shall be provided to raise the ground water table.</p> <p>4. Solar Energy-</p> <ul style="list-style-type: none"> Solar lights will be provided for the common amenities like street lighting & garden lighting. Solar water heating system will be done.
7.	Breakup of the Project area	
	a. Submergence Area: Forest & Non Forest	Non Forest
	b. Others	a. Total Plot Area - 1,40,700 sq.mt. b. FSI area- 121209.24 sq.mt c. NON FSI area- 95057.84 sq.mt. d. Construction Built - Up Area - 2, 16,267.08 sq.mt.
		All area as per EC received vide no. SEAC-III. 2014/CR.284/TC-3 dated - 4th September, 2014.
8.	Breakup of the Project affected population with enumeration of those losing houses/dwelling units only, agricultural land only, both dwelling units & both dwelling units & agricultural land & landless laborers/artisan	Land was barren land. We developed as Residential Development with convenient shopping center.
	a. SC, ST/Adivasis	--
	b. Others (Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey carried out gives details and years of survey.)	--
9.	Financial Details;	
	a. Project costs as originally planned & subsequent revised estimates and the year of price reference.	Total cost of project- Rs. 358.43/-cr. only.
	b. Allocations made for Environmental Management Plan with item wise & year wise breakup.	EMP Cost- (In Lakhs) Sewage Treatment plant- 218.15 Rain water Harvesting - 16.50
	c. Benefit Cost Ratio / Internal rate of Return and the year of assessment.	Solar Energy- 93.80 Gardening- 108.14
	d. Whether (c) includes the cost of Environmental Management as shown in the above.	Solid waste management- 41.60
	e. Whether (c) includes the cost of Environmental Management as shown in the above.	
	f. Actual expenditure incurred on the Environmental Management Plan so far	
10.	Forest land requirement	

	a. The status of approval for diversion of Forestland for non-forestry use	The land is non forest type hence not applicable.
	b. The Status of clearing felling	Not Applicable
	c. The status of compensatory Afforestation programme in the light of actual field experience	Not Applicable
	d. Comments on the viability and sustainability of compensatory afforestation program in the light of actual field experience so far.	Not Applicable
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, Approach roads), if any with quantitative information	Not Applicable
12.	Status of construction	
	a. Date of commencement (Actual and/or Planned)	18 th June 2016
	b. Date of completion (Actual and/or Planned)	December 2020
13.	Reasons for the delay if the project is yet to start	Work in progress.
14.	Dates of site visits	
	a. The dates on which the Project was monitored by Regional Office on previous occasions, if any	Yet Not Visited.
	b. Date of site visit for this monitoring Report	24 November,2016
15.	Details of correspondence with project authorities for obtaining action plan / information on status of compliance to safeguards other than the routine letters for logistic support for site visit. (The monitoring report may obtain the details of all the letters issued so far but the later reports may cover only the letters issued subsequently)	Dr. J.Y.Hote Executive Director & CEO M/s. P Square Builders LLP. "Nyati Unitree", Nagar Road, Yerawada Pune- 411006 Email- designdept.nyatigroup.com Tel- 020-66863333

M/s. P Square Builders LLP.

“Nyati Elan”, At Wagholi, Pune.

: PART A:

CURRENT STATUS OF WORK

The current status of the project:

Sr. No.	Building Name	No. of Buildings	Status	Status of the Environmental Management Facilities
1	A1, A2, B1 TO B4	6 nos.	12 th Slab complete	STP having capacities 190 m ³ , 277m ³ installed at site. Solar energy will be used for water heating. Recharge pits will be providing. UGWT installed at site.
2	C1, E1, F3	3 Nos.	12 th Slab complete	
3	B17, B18	2 Nos.	12 th Slab complete	
4	B13 TO B16, F1, F2	6 Nos.	12 th Slab complete	

: PART B:

2. Point wise compliance status to various stipulations laid down by the Ministry in its clearance letter No. SEAC-III -2014/CR.284/TC.3 are as follows:

Sr.No.	Condition	Status
1.	Occupancy certificate should be issued to the project unless the closed sewer line is ready in all respects to receive the treated effluent.	Yes Sewer line is already been developed onsite. Photographs are attached as annexure 1
2.	This environmental clearance is issued subject to land use verification. Local authority/ planning authority should ensure this with request to Rules, Regulations, Notifications, Government Resolution, Circulars, etc. issued if any. This environmental clearance issued with respect to the environmental consideration and it does not mean that State Level Impact Assessment Authority (SEIAA) approved the proposed land use, including Non Agricultural (NA) use.	The plot under consideration falls under residential zone as per development plan. Copy of the Commencement certificate is attached for your reference. Please refer Enclosure 5a
3.	The height, Construction built up area of proposed construction shall be in accordance with the existing FSI/FAR norms of the urban local body & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area	We have constructed the buildings on site as per the sanction obtained from local authority. For proposed expansion also we have already obtained the sanction vide BHA/CR/439 dated 18.06.2016. Copy of the sanction attached as the annexure 5b , for your reference. In accordance with the same we shall construct further phases.
4.	"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.	As per sanction process, we have submitted copy of Consent To Establish to Environment Department, Government of Maharashtra and Local authority during sanction process by local authority.
5.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	We have provide the toilets for workers and generated sludge collected by authorized

Sr.No.	Condition	Status
		<p>vender. Solid waste generated shall be handed over to authorized vender.</p>
6.	<p>Project proponent shall ensure completion of STP, MSW disposal facility, green belt development, 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 including water requirement in Para.2 Prior certification from appropriate authority shall be obtained.</p>	<ul style="list-style-type: none"> • STP of Phase I, Phase II is installed at site. Phase V is under construction and remaining 2 for Phase III, and Phase IV will be proposed • Biodegradable waste shall be treated on site through Organic Waste Converter (OWC). OWC for Phase I and Phase II are installed. • Non-Biodegradable waste shall be collected by Sant Gadgebaba Sahkari Sanshta. • Part Consent to Operate has granted by MPCB.
7.	<p>Provision shall be made for the housing of 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, crèche etc.</p>	<p>All necessary infrastructure and facilities like kerosene for cooking, toilet, drinking water, crèche for children etc. are provided at site for workers. Doctor visits site for general checkup of workers.</p>
8.	<p>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.</p>	<p>We are providing drinking water through potable Water tanker from water suppliers and toilets provided on site for workers. Sewage collected and disposed by authorized vender. We have provided separate garbage bins, for collection of solid waste, after collection it handed over to</p>

Sr.No.	Condition	Status
		Grampanchayat.
9.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<p>Complied.</p> <p>For construction phase we have provided separate garbage bins, for collection of solid waste, after collection handed over to Grampanchayat.</p> <p>During operation phase the solid waste has been segregated in to bio degradable waste and non-bio-degradable waste. Non-biodegradable waste should be collected and handed over to authorized agency and biodegradable waste will be treated by organic waste converter at site and used as manure for gardening purpose.</p>
10.	Wet garbage should be treated by organic waste convertor and treated waste (manure) should be utilized in the existing premises for gardening. And no wet garbage will be disposed outside the premises. Local authority should ensure this.	<p>Wet garbage (Bio degradable waste) has been treated by organic waste convertor at site and used as manure for gardening purpose in premises.</p> <p>Dry garbage is handed over to authorized vender.</p> <p>OWC's of Phase I and Phase II are already installed and will be operated once occupancy of project will be given.</p>
11.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate network for storm water and sewage are provided.
12.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	Excavated topsoil during construction activities are used for landscape development within the

Sr.No.	Condition	Status
		project site.
13.	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 is protected and improved.	Excess soil used for the site leveling.
14.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	Green Belt Development will be carried out considering CPCB Guidelines. 23350 sq.mt area shall be developed as green belt. There will be tree plantation of about 1693 nos. For details of green belt Refer enclosure 10
15.	Disposal of muck during construction phase should not create any adverse effect on 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 competent authority.	Excess excavated material and construction waste is used within the site.
16.	Soil and ground water sample will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	As per the report contamination was not observed. Copy of test report is attached as Enclosure 6
17.	Construction spoils, including bituminous material and other hazardous material must not be allowed to contaminate water courses and the dumpsites for such material must be secured so that they should not leach into the ground water.	We are not using any bituminous material/ hazardous material of any type at the site.
18.	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.	No any hazardous waste was generated during construction phase.
19.	The diesel generator sets to be used during construction phase should be low Sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.	MSEDCL is the source of power during construction. DG Sets used during power failure.
20.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern	The DG sets are purchased with inbuilt storage tank, so

Sr.No.	Condition	Status
	authority shall be taken.	there is no need to stored diesel in underground tank.
21.	Vehicles hired for bringing construction material to the sites should be in good condition and should have pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	Vehicle are checked for PUC certificate. Daily checking of PUC for every vehicle before entry at project site. Copy of PUC is attached as Enclosure 7
22.	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.	Complied. Ambient Air and Noise level is carried out by MoEF approved laboratory. Monitoring reports are attached as Enclosure 6.
23.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September 1999 and amended as on 27 th August, 2003.(The above condition is applicable only if the project site located within the 100 km of Thermal Power Station).	Fly ash bricks were used in construction phase. (No any thermal power station within 100 km)
24.	Ready mixed concrete must be used in building construction.	Ready mixed concrete used in building construction.
25.	The approval of competent authority shall be obtained for structural safety of the building any possible earthquake, adequacy of firefighting equipment etc. as per National Building Code including measures from lighting.	Yes, we provide the structural safety of building. Fire NOC is attached as Enclosure 4 for your reference.
26.	Strom water control and its re-use as per CGWB and BSI Standards for various applications.	Rain water harvesting pits (33 nos. of size 1.5mX1.5m) are provided for recharge of ground water.
27.	Water demand during construction should be reduce by use of pre-mixed concrete, curing agents and other best practices referred.	We are using pre-mixed concrete, curing agents in construction.
28.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no ground water extraction.
29.	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 Environment Department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ refused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused	As per the requirement 5 STP's having of capacity 190 KLD, 277 KLD, 400 KLD, 300 KLD and 285 KLD are proposed. Out of these 2 STP's having

Sr.No.	Condition	Status
	treated effluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odor problem from STP.	capacity 190KLD and 277 KLD are installed at site. Treated water generated from STP shall be reused for flushing and gardening purposed at project site. Excess treated water shall be disposed at sewer line.
30.	Local body should ensure that no occupation certification is issued prior to operation of STP/ MSW site etc. with due permission of MPCB.	Part Consent To Operate has granted by MPCB.
31.	Permission to draw ground water shall be obtained from the competent authority prior to construction / operation of the project.	Tanker water from local suppliers is used for the construction. Water from the Wagholi Gram panchayat will be supplied to the project during operation phase. Water NOC issued by Wagholi Grampanchayat is attached as Enclosure 12
32.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Grey and black water separated by the use of dual plumbing line.
33.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure during devices or sensor based control.	Adequate measures has been taken in to consideration to minimize the wastage of water.
34.	Use of glass may be reduced up to 40% to reduced electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Condition is noted.
35.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Condition is noted.
36.	Energy conservation measures like installation of CFLs /TFLS for the lighting areas outside the building should be integral part of project design and should be in place before project commissioning. Use CFLs and TFLS should be properly collected and disposed off/ sent for recycling as per the prevailing guidelines/ rules of regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights. Project proponents	<ul style="list-style-type: none"> • Solar Water Heating Systems Will Be Done For Bathrooms. • Solar lights will be provided for common amenities like Street lighting & Garden lighting. • CFL & LED based

Sr.No.	Condition	Status
	should install, after checking feasibility, solar plus hybrid non-conventional energy sources as sources of energy.	<p>lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc.</p> <ul style="list-style-type: none"> • 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. • To create awareness to end consumer or flat owner, for using energy efficient light fittings like CFL, T5 Lamps & LED Lights.
37.	Diesel power generating sets proposed as sources of backup 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 diesels. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<p>DG Sets as a source of backup power for emergency services and common area.</p> <p>Existing and proposed stack height of DG Set is 1m.</p> <p>Yes proposed plans were submitted during obtaining Consent to Establish from MPCB.</p>
38.	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 level to comply with the prevalent regulation.	<p>The noise levels measured are within the prescribed standards for day and night time.</p> <p>Monitoring report is attached as Enclosure- 6</p>
39.	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.	<p>15m wide internal road is provided at near entry and exit point for smooth traffic movement.</p> <p>Parking is fully internalized</p>

Sr.No.	Condition	Status
		and no any public space used.
40.	Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, which is proposed to be mandatory for all air-conditioned spaces while it is as per rational for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	Condition is noted.
41.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	Minimum 10 mt distance provided between buildings to allow movement of fresh air and passage of natural light, air and ventilation.
42.	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 surrounding.	Construction work is being supervised by Project Engineer and qualified supervisors.
43.	Under the provision 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 environment clearance.	Environmental clearance obtained vide letter No. SEAC-III- 2014/CR.284/TC.3 Dated 4 th September, 2014. Please refers Enclosure-1 .
44.	Six monthly monitoring reports should be submitted to the Department and MPCB.	Six monthly reports are submitted. Acknowledge copy is attached as enclosure 11
45.	A complete set of all documents submitted to the department should be forwarded to the MPCB.	Completed set of all documents submitted to the MPCB during submission of Half yearly compliance report. Acknowledge copy is attached as enclosure 11
46.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	We have applied for the fresh appraisal to Environmental Department. Acknowledgement copy of Environmental Clearance application attached. Please refer Enclosure No.9
47.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards	Agreed to comply

Sr.No.	Condition	Status
48.	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 and year-wise expenditure should reported to the MPCB & this department.	Year wise expenditure has been submitted to MPCB and Environmental Department in 6 monthly compliance report.
49.	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://envis.maharashtra.gov.in .	We have published advertisement on 22.5.15 in Sakal Times and Prabhat. Copy of the newspaper advertisement is attached as annexure 3 , for your reference.
50.	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 1 st June & 1 st December of each calendar year.	Half yearly post monitoring compliance report to Bhopal, Nagpur and MPCB has been submitted. Ack. Copy attached as enclosure 11
51.	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.	Yes, noted be and implement. NGO letter is attached. Please refer Enclosure- 8
52.	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 ₂ , NO _x (ambient levels as well as stack emissions) or critical sectoral 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.	Agreed to comply.
53.	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.	Half yearly post monitoring compliance report to Bhopal, Nagpur and MPCB has been submitted. Ack. Copy attached as enclosure 11

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54.	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.	Agreed to comply
55.	The resolution of board asks stipulated in MoEF OM dated 16 th November, 2010. This environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law & it does not mean that project proponent has not violated in any environmental laws in the past & whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give amenity to the project proponent in the case filed against him, if any or action initiated under EP Act.	Agreed to comply
56.	In case of submission of false document and noncompliance of stipulated conditions, Authority/Environment department will revoke or suspend the Environmental clearance without any intimation and initiate appropriate legal action under Environmental protection Act, 1986.	Agreed to comply
57.	The Environment department reserves the right to add any stringent condition or to revoke the clearance if condition stipulated is not implemented to the satisfaction of the department or for that matter, for other administration reason.	Agreed to comply
58.	Validity of Environment Clearance: The environment Clearance accorded shall be valid for a period of 5 years.	Agreed to comply
59.	In case any deviation or alteration in the proposed from those submitted to this department for clearance, fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.	Agreed to comply
60.	The above stipulation 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 their under, Hazardous waste(management and handling) rules,1989 and it's amendment, the public liability insurance act,1981 and it's amendment	Agreed to comply
61.	Any appeal against this environmental clearance shall lie with the National Environmental Appellate Authority, if preferred within 30 days as prescribed under section 11 of the National Environmental Appellate Act.1997.	Agreed to comply

M/s. P Square Builders LLP.

“Nyati Elan”, At Wagholi, Pune.