

ENVIRONMENTAL  
CLEARANCE

PARIVESH

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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 CEO

M/S.TOTAL ENVIRONMENT BUILDING SYSTEM PVT. LTD.

16, Bhagwan Tatyasaheb Kawade Rd, Palmgrove Society, Uday Baug,  
Ghorpadi , Pune. -411013

**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/MIS/218404/2021 dated 06 Jul 2021. The particulars of the environmental  
clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC24B038MH130328  |
| 2. File No.                                   | SIA/MH/MIS/218404/2021  |
| 3. Project Type                               | New   |
| 4. Category                                   | B2  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                            | EC for Residential & Commercial<br>construction Project " Songs from the<br>wood" |
| 7. Name of Company/Organization               | M/S.TOTAL ENVIRONMENT BUILDING<br>SYSTEM PVT. LTD.                                |
| 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: 08/02/2024

(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.*

*This is a computer generated cover page.*



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/218404/2021  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Total Environment Building Systems Pvt. Ltd.,  
S. No. 58a/1a, 58a/1b, 57a (F),  
Village Ghorpadi, & S. No. 28/1 To  
20/A 1/2b Of Village Wanawadi, Pune.

**Subject :** Environmental Clearance for Proposed Residential & Commercial Project “Songs From The Wood” At Subdivision At S. No. 58a/1a, 58a/1b, 57a (F) of Village Ghorpadi, & S. No. 28/1 To 20/A 1/2b Of Village Wanawadi, Pune by M/s. Total Environment Building Systems Pvt. Ltd.

**Reference :** Application no. SIA/MH/MIS/218404/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 185<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 273<sup>rd</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 5<sup>th</sup> January, 2024.

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

Proposal Number		SIA/MH/MIS/218404/2021
Name of Project		Proposed Residential & Commercial Project “Songs From The Wood” At Subdivision At S. No. 58a/1a, 58a/1b, 57a (F) Of Village Ghorpadi, & S. No. 28/1 To 20/A 1/2b Of Village Wanawadi, Pune.
Project category		8(a)
Type of Institution		Private
Project Proponent	Name	Total Environment Building Systems Pvt. Ltd
	Regd. Office address	16, Bhagwan Tatyasaheb Kawade Rd, Palmgrove Society, Uday Baug, Ghorpadi, Pune, Maharashtra 411013
	Contact	9665522456
	e-mail	Karthick.dhanakesaran@total-environment.com
Consultant		Building Environment India Pvt. Ltd Certificate No. NABET/EIA/1922/SA 0136 Valid Till: 21.11.2022
Applied for		Environmental Clearance
Details of previous EC		EC received on 1st October 2011

Location of the project		S. No. 58A/1A, 58A/1B, 57A (F) of village Ghorpadi & S. No.28/1 to 20A 1/2B of village Wanawadi Pune.	
Latitude and Longitude		Latitude- 18°51'14.73"N Longitude- 73°90'52.72"E	
Total Plot Area (m2)		45,060.18	
Deductions (m2)		5863.29	
Net Plot area (m2)		39,196.89	
Proposed FSI area (m2)		78268.42	
Proposed non-FSI area (m2)		33,205.29	
Proposed TBUA (m2)		1,11,474.29	
TBUA (m2) approved by Planning Authority till date		--	
Ground coverage (m2) & %		--	
Total Project Cost (Rs.)		236.00	
CER as per MoEF & CC circular dated 01/05/2018		-	
Details of Building Configuration:		Reason for Modification /Change	
Previous EC / Existing Building		Proposed Configuration	
Residential: Ground + 21 floors Villas: Ground + 2 upper floors Commercial: Ground + 4 upper floors Restaurant: Ground + 2 upper floors Club House: Ground + 3 upper floors		Residential: Ground + 27 floors Villas: - Commercial: Ground + 7 upper floors Restaurant: Ground + 1 upper floors Club House: Ground + 1 upper floors EWS: Ground + 11 upper floors School: Ground + 4 upper floors	
Total number of tenements		2976	
Water Budget	Dry Season (CMD)		Wet Season (CMD)
	Drinking	182	Drinking 182
	Domestic		Domestic
	Flushing	99	Flushing 99
		126	
	Landscaping		Landscaping
	Swimming Pool		Swimming Pool
	Total	407	Total 281
Water Storage Capacity for Firefighting / UGT (m3)		Underground tank of adequate capacity will be provided for domestic, flushing, firefighting, STP,	
Source of water		PMC / Recycled Water	
Rainwater Harvesting (RWH)	Level of the Ground water table:		9 meters to 13.5 meters depth
	Size and no of RWH tank(s) and Quantity:		RWH tanks 47cum, 124cum, 47 cum Underground tank of adequate capacity will be provided for
	Quantity and size of recharge pits:		

	Details of UGT tanks if any:	domestic, flushing, fire-fighting, STP, Four STPs are proposed of quantity 145 KLD, 60 KLD, 45 KLD and 30 KLD	
Sewage and Wastewater	Sewage generation in CMD:	267	
	STP technology:	SBR	
	Capacity of STP (CMD):	145 KLD, 60 KLD, 45 KLD and 30 KLD	
Solid Waste Management during Construction Phase	Type	Qty. (kg/d)	Treatment / disposal
	Dry waste:	-	Shall be handed over to authorized local vendor for recycling
	Wet waste:	-	Shall be handed over to authorized local vendor for recycling
	Construction waste		Reused on site
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	489.65 kg/day	Shall be handed over to authorized local vendor for recycling
	Wet waste:	326.47 kg/day	Shall be treated in OWC
	Hazardous waste:	-	
	Biomedical waste	-	
	E-Waste	2976 kg/Y	
Green Belt Development	Total RG area (m2): 3919		
	Already planted trees on site: 0		
	Number of trees to be planted: 576		
	Number of trees to be cut: 0		
	Number of trees to be transplanted: 0		
Power requirement:	Source of power supply:		MSEDCL
	During Construction Phase (Demand Load):		3532 Kw
	During Operation phase (Connected load):		-
	During Operation phase (Demand load):		2123 Kw
	Transformer:	3x500kVA+1x500kVA+1x250kVA+1x63 kVA	
	DG set:	1 DG set of capacity 380 kVA, 2 DG set of capacity 630 kVA each, 1 DG set of capacity 500 kVA, 1 DG set of capacity 250 kVA & 1 DG set of capacity 62.5 kVA	
	Fuel used:	Diesel	
Details of Energy saving		26.26%	
Environmental Management plan	Parameter		O & M (Lakh/

budget during Construction phase				Y)
	Water spray for dust suppression			1.10
	Site sanitation and Potable Water Supply to Labour			0.5
	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories)			0.25
	Health check-up & first aid			0.25
	Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.)			0.80
	Traffic Management (Sign Boards, Persons at entry exit and Parking area)			0.70
	Safety nets			3.75
	Storm water Management (SWD along plot boundary and Sedimentation Pits)			0.5
	Passenger lift			15.0
	Tyre cleaning and Vehicle maintenance			0.6
	Safety Training to Workers (Twice in Year), Safety Officer			0.25
	Disinfection			0.2
	Debris & construction waste			0.2
	Total Cost			24.1
Environmental Management plan Budget during	Sr	EMP Measures	Capital Cost (Lacs)	O&M Cost/Y In Lacs)
	1	STP	130	15
	2	Storm water	87.79	2
	3	Solid Waste Mgt.	43.50	2
	4	Energy Saving using Solar System	32.14	1
	5	Gardening & Landscaping	141.45	
	6	DMP	980	55
	7	Environmental Monitoring	76	0.25
	Grand Total		1420.29	76.25
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler		662	
	2-Wheeler		1516	
	Bicycles		-	
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 273<sup>rd</sup> (Day-3) meeting held on 5<sup>th</sup> January, 2024 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 copy of IoD.

2. PP to submit tree cutting NoC .Details of tree cutting and compensatory tree plantation plan.
3. PP to ensure that top most podium is accessible by fire tender.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. PP can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 3682.37 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for-FSI-77763.07 m<sup>2</sup>, Non FSI-33,205.29 m<sup>2</sup>, total BUA-110,968.36 m<sup>2</sup>. (Plan approval No-Zone-CC/3629/21/DPO/Zoone-5, dated-17.02.2022) (FSI restricted as per approval and non FSI as per appraisal)

**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 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 [parivesh.nic.in](http://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, 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 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, 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.



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: Sri Pravin C.  
Darade, I.A.S.

Designation: Member Secretary

Date and Time: 28/02/2024 3:44:26 PM