F. No. 21-62/2020-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 13th January, 2021

To,

Shri Nishit Atal, Director
M/s. ABH Developers Pvt. Ltd.
Sr. No. 21, Gangapur Shiwar,
opp. Hira Baug, Gangapur Road,
Nashik, Maharashtra-422005
E-mail: atal29@gmail.com

Subject: **Environmental Clearance for Construction Project "Treeland" with built up area 1,96,501.85sqm at Sr. No. 21/1 +3/5+21/1+3/6+21/1+3/9+24+25/1+25/2+167+28/1/2/1+28/1/2/2+2 6/1, Gangapur Shiwar, Behind Hira Baug, Gangapur Road, Nashik, Maharashtra by M/s. ABH Developers Pvt. Ltd. - reg.**

Sir,

This has reference to your proposal No. IA/MH/NCP/173717/2020; received on 21st September, 2020 through Parivesh Portal for grant of Environmental Clearance (EC) Construction project 'Treeland' with built up area 1,96,501.85sqm at Sr. No. 21/1+3/5+21/1+3/6+21/1+3/9+ 24+25/1+25/2+167+28/1/2/1+28/1/2/2+26/1, Gangapur Shiwar, Behind Hira Baug, Gangapur Road, Nashik, Maharashtra.

2. As per the provisions of the Environment Impact Assessment (EIA) Notification, 2006; as amended and notified under the Environment (Protection) Act, 1986 (29 of 1986), the above-mentioned project/activity is covered under category 'B' of item 8(b) 'Townships and Area Development Projects' of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at State level. However, due to absence of SEIAA/SEAC in Maharashtra, the proposal required appraisal at Central level by sectoral EAC.

3. After preliminary examination in the Ministry, the proposal was first placed for consideration and appraisal by the Expert Appraisal Committee (Infra-2) first in its 56th meeting held during October 21-23, 2020. During the 56th meeting, EAC deferred its decision and sought additional information. The Project Proponent submitted additional information sought by EAC (Infra-2) in its 56th meeting on the Parivesh Portal on 7th November, 2020, which was placed for consideration of the EAC (Infra-2) in its 57th meeting held on 25th November, 2020.

4. The details of the project, as per the Application and documents submitted by the project proponent, and also as informed during the above-mentioned meetings of EAC (Infra-2) are as under: -

i. The project is located at Latitude: '20°1'14.64"N and Longitude: 73°44'0.95"E' and at Sr. No. 21/1+3/5+21/1+3/6+21/1+3/9 +24+25/1+ 25/2 +167+28/1/2/1+28/1/2/2+26/1, Gangapur Shiwar, Behind Hira Baug, Gangapur Road, Nashik, Maharashtra.

ii. Terms of Reference was granted by SEIAA, Maharashtra vide letter No. SIA/MH/NCP/50625/2020 dated 29.05.2020.

iii. The total plot area is 64,130.00 sqm, FSI area is 1,14,411.34 sqm and total construction (Built-up) area of 1,96,501.85 sqm. The project will comprise of 17 Buildings, 18 shops and 75 offices with Club House. Total 920 flats shall be developed. Maximum height of the building is 69.8 m. The details of building are as follows:

Building Name	**Number of floors**	**Tenements**	**Building Height (m)**
A Wing	Lower Ground + Ground +19 Floor	38	60.00
B Wing	Basement+Ground+1st Podium +2nd Podium+21 Floor	42	69.8
C Wing	Basement+Ground+1st Podium +2nd Podium+21 Floor	84	69.8
D Wing	Basement+Ground+1st Podium +2nd Podium+21 Floor	84	69.8
E Wing	Basement+Ground+1st Podium+2nd Podium+21 Floor	84	69.8
F Wing	Basement+Ground+1st Podium+ 2nd Podium+21 Floor	84	69.8
G Wing	Basement+Ground+1st Podium+ 2nd Podium+21 Floor	84	69.8
H Wing	Basement+Ground+1st Podium+ 2nd Podium+21 Floor	84	69.8
I Wing	Basement+Ground+1st Podium+ 2nd Podium+21 Floor	84	69.8
J Wing	Basement+Ground+1st Podium+ 2nd Podium+21 Floor	84	69.8
K Wing	Basement+Ground+1st Podium+ 2nd Podium+21 Floor	84	69.8
L Wing	Basement+Ground+1st Podium+ 2nd Podium+21 Floor	84	69.8
M Wing	Commercial Ground+Mezzanine+3 Floors	13 Shops 60 Offices	15.00
N Wing	Commercial Ground+Mezzanine+3 Floors	5 Shops 15 Offices	15.00
O Wing	Lower Ground +Ground + 1Floor	Club House	8.25
P Wing	Ground +1 Floor	Club House	6.45
Q Wing	Ground+1 Floor	Club House	9.00

Area Statement

Sr. No.	Description	Area m2
1	Total Plot Area	64,130.00
2	Deduction for Goda Park, Area Under River	12,416.00
3	Net Plot	51,714.00
4	Ground Coverage Area	22,102.51
5	R.G. Area	5171
6	Proposed Built - up Area as per FSI	1,14,411.34
7	Proposed Built - up Area as per Non-FSI	82,090.51
8	Total Construction Built-up Area (FSI + Non FSI)	1,96,501.85

iv. During construction phase, total water requirement is expected to be 10-12 KLD, which will be met by tanker. During the construction phase, Mobile toilets will be provided for disposal of waste water. Temporary sanitary toilets i.e. mobile toilets will also be provided during peak labor force.

v. During operational phase, total water requirement of the project is expected to be 895 KLD and the same will be met by 536 KLD of fresh water from Nashik Municipal Corporation (NMC) and 687 KLD of Recycled Water. Wastewater generated (724 KLD) will be treated in 1 No. of STP of total 800 KLD capacity. 348 KLD of treated wastewater will be recycled and re-used (268 KLD for flushing, 80 KLD for gardening). About 339 KLD will be disposed in to municipal drain. Efforts will be made to explore the reuse of excess treated water for NMC/ other institution for similar purpose.

vi. There is an existing sewage network of NMC on 30 m wide road located adjacent to the project. This existing sewage network is connected to the 18 MLD capacity Sewage Treatment Plant (STP) of the NMC and is located at 2.25 kms from the site at Gangapur Village, Nashik. The sewage network is connected to the STP through a 25 MLD Sewage Pumping Station (SPS) located 700 m away from the site and a 900mm dia pipe of the sewage network is connected to this SPS. The existing sewage network, the 25 MLD SPS as well as the 18 MLD STP are already in operation.

vii. Sewer connection NOC has been obtained from NMC mentioning the condition of the installation of on-site STP for the treatment of sewage from the project. NMC has allowed to discharge only excess treated Sewage to the municipal sewer line. Excess treated water will be therefore discharged to sewer line of NMC after exploring possible reuse.

viii. Irrigation department of Government of Maharashtra has published and submitted flood line maps of Godavari river basin, for purpose of building plan approval. The plot under consideration, having Sr. No. 21/1+3/5+21/1+3/6+21/1+3/9+24+25/1+25/2+167+28/1/2/1+28/1/2/2+26/1, Gangapur Shiwar, Opp. Hira Baug, Gangapur Road, Nashik, Maharashtra, falls under the drawing sheet No. DWG:BC:18/25. The town planning department of Nashik Municipal Corporation (NMC), Nashik follows these maps for the approval of building plan. Area between blue and red flood lines is restrictive zone for the purpose of construction. The construction within this area can

be permitted at a height of 0.45m, above the red flood line level. Though the part of plot is falling in flood /lines, the development in this project is planned beyond the Blue Line. The construction is planned in such a way that 1st habitable floor shall be at 582 lvl. From the above-mentioned map published by irrigation department, the flood line i.e. Red Line (575 lvl) and Blue line (572lvl) has been marked on site plan while obtaining approval of building plan form town planning department of NMC vide letter no. LND/BP/B1/364/2020, Dated – 29/01/2020. Further town planning department of NMC have issued certified copy of the overlapped area of said site on the map issued by Irrigation department of Govt of Maharashtra. Application has been submitted to the Irrigation department for the certification of the layout map on the sheet no. DWG: BC:18/25 and the same is awaited.

ix. The proposed development will abide by the conditions laid down by NMC while honouring the flood lines during the construction.

x. About 3.24 TPD solid wastes will be generated in the project. The biodegradable waste (1.85 TPD) will be processed in Organic Waste Converter (OWC) and the non- biodegradable waste (1.39 TPD) generated will be handed over to authorized local vendor. Proposed provisions for segregation and collection of biodegradable & nonbiodegradable waste within the premises will include-

   a. Garbage collection points are provided for each building.
   b. Solid waste management stations have been proposed for collection, sorting, segregation, storage & transportation of biodegradable and non-biodegradable waste.
   c. Recyclable waste shall be handed over to authorized recyclers. Non-biodegradable waste shall be handed over to NMC. NOC is obtained for the same.
   d. As per the condition mentioned in the NOC issued by NMC biodegradable waste shall be treated on site through waste converter. Installation of two (02) Organic Waste Converter (OWC) is proposed. Total Area Storage of waste and machinery will be about 250 – 280 sqm.

xi. The total power requirement during construction phase is 100 KVA and will be met from DG sets or (Maharashtra State Electricity Distribution Company (MSEDCL). Total power requirement during operation phase is 6840 KVA and will also be met from MSEDCL.

xii. Rooftop rainwater of buildings will be collected along with surface rainwater and harvesting will be done by proposing 12 Nos. of RWH pits of size 1.2 m x 1.2 m x 2.5 m. Parking facility for 1971 four wheelers and 2877 two wheelers is proposed to be provided against the requirement of 1971 and 2877 respectively (according to local norms).

xiii. Total energy saving will be 25%. Installation of Solar Heating is being proposed for Hot water to be used in Toilets & Kitchens. Solar PV installations is also proposed. The Saving from Solar Energy utilization will be 11%.

xiv. NBWL Clearance is not required. Forest Clearance is not required.

xv. No Court case is pending against the project.

xvi. There are existing 246 Nos. of trees on plot, out of which 51 Nos. of coconut trees will be Transplanted.

xvii. Expected timeline for completion of the project: Approx. 5 years.
xviii. Investment/Cost of the project is Rs. 188.21 Cr. (Crore).
xix. Employment potential.100 Nos.
xx. Benefits of the project: Will create affordable residential facility, job opportunity for support staff like Security, Maintenance, household workers etc.

5. The EAC, based on information and clarifications provided by the project proponent and detailed discussions held on the issues, has recommended granting environmental clearance to the project. The aforesaid recommendation of EAC (Infra-2) is subject to certain specific conditions, as stipulated during its 57th meeting held on 25th November, 2020 and the standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

6. Based on recommendations of EAC (Inra-2), the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project for Residential and Commercial Development- 'Tree Land' with built up area 1,96,501.85 sqm at Sr. No. 21/1 +3/5+21/1+3/6+21/1+3/9+24+25/1+25/2+167+28/1/2/1+28/1/2/2+26/ 1, Gangapur Shiwar, Behind Hira Baug, Gangapur Road, Nashik, Maharashtra by M/s. ABH Developers Pvt. Ltd., under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the following specific and standard conditions:

A. Specific Conditions:

i. The proposed development shall abide to local bye-laws and the conditions laid down by NMC and the irrigation department, while honouring the local norms for flood lines during the construction.
ii. During construction phase, put in place the plan to control air pollution and dust.
iii. Godavari River is at a distance of 20m in North Direction. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the Central Ground Water Authority (CGWA) in the matter. Formal approval shall be taken from the concerned authority for any ground water abstraction or dewatering.
iv. No ground water shall be abstracted during the construction and the operational phase.
v. During operational phase, total fresh water requirement for the project from NMC shall not exceed 536 KLD. Wastewater generated (724 KLD) shall be treated by inhouse STP of total 800 KLD capacity. As proposed, 348 KLD of treated wastewater shall be recycled and re-used (268 for flushing, 80 for gardening). In order to reuse the treated water for the flushing purpose, dual plumbing system shall be installed.
vi. Sewer connection NOC has been obtained from NMC mentioning the condition of the installation of on-site STP for the treatment of sewage from the project. NMC has allowed to discharge only excess treated Sewage to the municipal sewer line. Excess treated water (304 m3/day), is therefore, proposed to be discharged to sewer line of NMC after

exploring possible reuse. As committed, Efforts shall be made by the PP to explore the reuse of excess treated water for NMC/ other institution for similar purpose.

vii. The biodegradable waste shall be processed in two on-site OWCs and the non- biodegradable waste generated shall be handed over to authorized local vendor. Total Area for storage of waste and machinery shall be about 250 – 280 sqm.

viii. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Roof top rain water of buildings shall be collected along with surface rainwater through 12 Nos. of RWH pits of size 1.2 m x 1.2 m x 2.5 m and harvesting shall be done after filtration as per CGWB norms.

ix. As proposed, energy saving measures shall be implemented to save about 25 % of power.

x. The PP shall also provide electric charging points in the parking areas for e-vehicles.

xi. 246 trees exist on the project site. No tree felling has been proposed in the instant project. However, 51 Trees will be transplanted. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling/transplant shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted). A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done. As proposed total 1179 trees shall be maintained on the site during the operation phase.

xii. As proposed, 5171.40sqm shall be developed as green area. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

xiii. The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes as applicable to the project.

B. Standard Conditions:

I. Statutory compliance:

i. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

ii. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of

firefighting equipment etc. as per National Building Code including protection measures from lightening etc.

iii. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.

iv. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

vi. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

vii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix. The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.

x. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation:

i. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

iii. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv. Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

v. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3

meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii. Wet jet shall be provided for grinding and stone cutting.

viii. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

x. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.

xi. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

xii. For indoor air quality the ventilation provisions as per National Building Code of India.

III. Water quality monitoring and preservation:

i. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

ii. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

iv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

v. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

vi. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

ix. Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

xi. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

xii. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii. All recharge should be limited to shallow aquifer.

xiv. No ground water shall be used during construction phase of the project.

xv. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvi. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.

xvii. No sewage or untreated effluent water would be discharged through storm water drains.

xviii. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

xix. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xx. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention:

i. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

V. Energy Conservation measures:

i. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii. Outdoor and common area lighting shall be LED.

iii. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

iv. Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management:

i. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii. Disposal of muck during construction phase shall 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 approved sites with the approval of competent authority.

iii. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

v. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

viii. 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 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

ix. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

x. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover:

i. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

ii. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

iii. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

i. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
   a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
   b. Traffic calming measures.
   c. Proper design of entry and exit points.
   d. Parking norms as per local regulation.

ii. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

iii. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

IX. Human health issues:

i. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

ii. For indoor air quality the ventilation provisions as per National Building Code of India.

iii. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

iv. 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. The housing may be in the form of temporary structures to be removed after the completion of the project.

v. Occupational health surveillance of the workers shall be done on a regular basis.

vi. A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Miscellaneous:

i. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

iv. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

v. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

vi. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.

vii. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report

viii. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

ix. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

x. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

xi. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.

xii. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).

xiii. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xiv. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xv. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xvi. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xvii. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

xviii. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

7. The Environmental Clearance is being granted to M/s. ABH Developers Pvt. Ltd. for Construction project 'Treeland' with built up area 1,96,501.85 sqm at Sr. No. 21/1+3/5+21/1+3/6+21 /1+3/9+24+25/1 +25/2+167+28/1/2/1+28/1/2/2+26/1, Gangapur Shiwar, Behind Hira Baug, Gangapur Road, Nashik, Maharashtra.

8. This issues with the approval of the Competent Authority.

(Shard)
Scientist-E

Copy to:

1. Principal Secretary, Environment Department, Government of Maharashtra, 15th Floor, New Administrative Building, Mantralaya, Mumbai - 400 032.
2. APCCF (C), MoEF&CC, Regional Office (WCZ), Ground Floor, East Wing,

New Secretariat Building, Civil Lines, Nagpur - 440001.

3. Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
4. Chairman, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.
