



सत्यमेव जयते

भारतसरकार  
GOVERNMENT OF INDIA  
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय  
MINISTRY OF ENVIRONMENT, FOREST & CLIMATE CHANGE  
क्षेत्रीय कार्यालय  
REGIONAL OFFICE  
Ground Floor, East Wing, New Secretariat Building  
Civil Lines, Nagpur - 440001  
E-mail: apccfcentral-ngp-mef@gov.in



F. No. EC-2567/RON/2024-NGP/ 13432

Dated: 12<sup>th</sup> August, 2024

To,

The Principal Secretary & Member Secretary,  
SEIAA, Environment Department,  
Government of Maharashtra  
Room No., 217, 2<sup>nd</sup> Floor, Mantralaya, Annex,  
Mumbai - 400 032 (Maharashtra)  
(Email: [psec.env@maharashtra.gov.in](mailto:psec.env@maharashtra.gov.in))

(Kind Attn: Mr. Pravin Darade, Member Secretary-SEIAA)

**Sub:** A report on the status of compliance of conditions stipulated in the EC granted by SEIAA, Maharashtra vide letter No. SIA/MH/MIS/284487/2022 dated 07.12.2022 for Residential project 'Ashiana Amodh' by M/s. Ashiana Housing Limited located at S. No. 75/2/3, 76, 77/2, Hissa No. 2(P), 3, 4, 5, Mouje Varale, Tal. Maval, District Pune (Maharashtra)-CCR reg.

**Ref:** Project Proponent's letter no. NIL dated 22.05.2024 & addl. information dated 15.06.2024

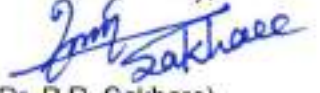
Sir,

This has reference to the issue of CCR for the above project. In this regard, the above said project was inspected by this office on 31.07.2024. After the site visit and review of additional documents submitted, the implementation of environmental safeguards status in the project is prepared. Copy of the Inspection report is enclosed. **PP should ensure the compliance on the observations made in the report.**

This issues with the approval of Competent Authority.

Encl: as above

Yours Faithfully,

  
(Dr. P.R. Sakhare)  
Scientist 'E'

Copy to:

- (i) Member Secretary, Maharashtra Pollution Control Board Kalpaturu Point, 3<sup>rd</sup> and 4<sup>th</sup> Floor Opp. PVR Cinema, Sion Circle, Mumbai- 400022 (Maharashtra) (Email: [ms@mpcb.gov.in](mailto:ms@mpcb.gov.in))

- (ii) Shri Pratik Bharme, Scientist 'E' Central Pollution Control Board, Regional Director, S. No 110, Dhankule Multipurpose Hall, Baner Road, Baner, Pune -411045 (Maharashtra) (Email: [pratik.cpcb@gov.in](mailto:pratik.cpcb@gov.in))
- (iii) The Director, Compliance and Monitoring Division, Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003 (Email: [moefcc-monitoring@gov.in](mailto:moefcc-monitoring@gov.in))
- (iv) Dr. Rajesh Deshmukh (District Collector, Pune), Collector Office Pune GVFC+9C7, Finance Rd, Agarkar Nagar, Pune, Maharashtra 411001 (Email: [collector.pune@maharashtra.gov.in](mailto:collector.pune@maharashtra.gov.in))
- (v) Mr. S. K. Palit (VP) of M/s. Ashiana Housing Limited, Survey No. 75/76, Bhor Wasti, Near Life Republic Township, Village Marunji, Pune- 411057 (Email: [sunil.damle@ashianahousing.com](mailto:sunil.damle@ashianahousing.com); [reestoreenvcon@gmail.com](mailto:reestoreenvcon@gmail.com))
- (vi) Guard File.



(Dr. P.R. Sakhare)  
Scientist 'E'

**GOVERNMENT OF INDIA**  
**Ministry of Environment, Forest and Climate Change**  
**Regional Office, Nagpur**

**INSPECTION REPORT**

**Part-I**

**F. No. EC-2567/RON/2024-NGP/**

1.	Name of the project and location	Residential project 'Ashiana Amodh' by M/s. Ashiana Housing Limited located at S. No. 75/2/3, 76, 77/2; Hissa No. 2(P), 3, 4, 5, Mouje Varale, Tal. Maval, District Pune (Maharashtra)
2.	Address for Correspondence	Name: S. K. Palit (VP) M/s. Ashiana Housing Limited Address: Survey No. 75/76, Bhor Wasti, Near Life Republic Township, Village Marunji, Pune-411057. Email: <a href="mailto:sunil.damle@ashianahousing.com">sunil.damle@ashianahousing.com</a> ; <a href="mailto:reestoreenvcon@gmail.com">reestoreenvcon@gmail.com</a>
3.	Clearance letter No. & Date	EC letter No. - SIA/MH/MIS/284487/2022 dated 07.12.2022
4.	Date of site visit	The project was inspected on 31.07.2024 During the site visit Shri. Sahil (Project Coordinator) of the project were present.
5.	Court case if any.	The PP has also informed that no court case in any court of law is pending against their project.
6.	Date of previous visit(s) & observation if any	NA

As per the documents submitted by the PP during the monitoring, and also as informed during the site visit, the details are reported to be as under;

**Brief on the projects along with Present status:**

**Environmental Clearance:** PP has obtained EC from SEIAA in 2022 for Residential project 'Ashiana Amodh' with 86268.26 sqm built up area on a plot area of 48289 sqm. The project consists of T1 to T7, Care building and Club building No. 1. Construction activity commenced in the month of Dec, 2023. The project is under construction phase, about 6.15 % of work have been completed.

**Consent from MPCB:** PP has obtained Consent to Establish vide letter No. Format 1.0/CC/UAN No. 0000151947/CE/ 2303002264 dated 28.03.2023



**Water requirement and wastewater management:** Presently, tanker water is being used for Construction Activity. PP has obtained provisional water NOC from Varale Grampanchayat.

**Environmental Monitoring:** PP carried out Air, Water & Noise quality monitoring by MOEF&CC accredited laboratory i.e. (Neetal Laboratories and Environmental Services Pvt. Ltd.) **(Annexure-I)**

**CSR/CER:** According to the OM dated 25.02.2021 of the Ministry, the building projects to carry out all activities proposed under EMP as well any additional activities that may either be committed by them or prescribed by SEAC. Accordingly, Operation phase: Capital Cost Rs. 279.02 lakhs OM Cost Rs. 33.57 lakhs/year has been earmarked for EMP. **PP should ensure implementation of EMP activities with 30% funds to be earmarked for Water conservation works and planting/distribution of seedlings.**

**Rain water harvesting:** PP has proposed 15 Nos. of Rain Water Harvesting Pits.

**Environmental Management Cell:** A separate cell has been established to look after the environmental Management.

**Proposal:** PP proposed to go for modification & expansion in EC. Therefore, PP requested the RO, Nagpur to conduct a site visit to monitor the status of compliance of conditions stipulated in the EC.

**Observation:**

- i. Undertaking has been submitted stating that there is no court case pending in any court of law w.r.t. EC & no stop work is directed by any authority **(Annexure- II)**
- ii. PP has obtained NOC from SWaCH Pune SevaSahkariSanstha Ltd. (Govt. Authorized E-waste & Dry Waste Recycler) Pune, pertaining to the safe disposal of Dry Waste & E-Waste. Copy of NOC is enclosed as **(Annexure-III)**
- iii. PP proposed to treat Wet Waste generated in the project in Organic Waste Composting (OWC) machine.
- iv. PP submitted Form-V Environmental statement. **(Annexure-IV)**
- v. PP has left mandatory RG area as per DCR and ensured for plantation. Detailed plan for proposed tree plantation has been submitted **(Annexure-V)**
- vi. **PP has made advertisement regarding grant of EC. (Annexure-VI)**
- vii. **Project Proponent uploaded the status of compliance of the stipulated EC conditions, including results of monitored data on their website: <https://www.ashianahousing.com/>**



Fig. Construction at site



Fig: Google Imagery

*P.R. Sakhare*

(Dr. P.R. Sakhare)  
Scientist 'E'



**Part-II**  
**EC Compliance status in detail**

The project is under construction phase. Hence, compliance status of construction phase conditions is only given below:

Sr. No.	Conditions as per EC dated 07.12.2022	Status of Compliance as on 31.07.2024
<b>A.</b>	<b>Specific Conditions:</b>	
	<b>SEAC Conditions:</b>	
1.	As agreed by PP, PP to ensure to lay the sewer line of about 2.2 km so that, it can be connecting to the local body's sewer line. PP to submit section of same.	<b>PP has agreed to the condition.</b>
2.	PP to submit the rain water harvesting calculations	<b>PP has agreed to the condition.</b>
3.	PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.	<b>PP has agreed to the condition.</b>  PP informed that minimum 30% of total parking arrangement with electric charging facility will be provided.
4.	PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.	<b>PP has agreed to the condition.</b>  PP has ensured that, the water proposed to use for construction phase should not be Drinking water. PP used recycled water or tanker water for proposed construction.
<b>B.</b>	<b>SEIAA Conditions:</b>	
1.	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 water permeable area as well as to allow effective fire tender movement.	<b>PP has agreed to the condition.</b>
2.	PP to achieve at least 5% of total energy requirement from solar/ other renewable energy sources.	<b>PP has agreed to the condition.</b>
3.	PP shall comply with standard EC conditions mentioned in the Office Memorandum issued by MoEF&CC vide F. No. 22-34/2018-IA.III	<b>PP has agreed to the condition.</b>  The project proponent has taken various

	dtd. 4.1.2019	measures to comply with the Standard EC conditions relating to construction phase.  PP has assured to comply with the conditions relating to the operation phase once the construction is completed.
4.	SEIAA after deliberation decided to grant EC for FSI: 68507.94 m <sup>2</sup> , Non-FSI: 17760.32 m <sup>2</sup> , Total Built up area: 86268.26 m <sup>2</sup> . (Plan approval: Ja KRA 1294 dated 04.08.2022)	<b>Noted by PP.</b>
	<b>General Conditions:</b>	
a)	<b>Construction Phase:</b>	
I.	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.	<b>Complied.</b>  During construction phase the generation of Dry Waste is 08-10 Kg/day and it is being handed over to SWaCH.
II.	Disposal of muck during construction phase should not create any adverse effect on the 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.	<b>PP has agreed to the condition.</b>
III.	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.	<b>No Hazardous waste material is generated since it is a construction activity. PP has agreed to dispose used oil of DG set through authorised recyclers/dealers.</b>
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.	<b>Complied.</b>  PP has made arrangement for drinking water and sanitary facility for construction workers.
V.	Arrangement shall be made that waste water and storm water do not get mixed.	<b>PP has agreed to the condition.</b>
VI.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	<b>Complied.</b>  For water conservation measures, use of



		ready-mix concrete and practice of curing agents are regularly used.
VII.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	<b>Complied.</b>  No ground water extraction is being carried out.
VIII.	Permission to draw ground water and construction of basement if any shall be obtained from the competent Authority prior to construction / operation of the project.	<b>PP has agreed to the condition.</b>  PP is not drawing ground water.
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.	<b>PP has agreed to the condition.</b>  PP ensures to install in later stages of construction.
X.	The energy conservation building code shall be strictly adhered to	<b>PP has agreed to the condition.</b>
XI.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	<b>Complied.</b>  The generated topsoil is being store and will be used for landscaping purpose.
XII.	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.	<b>PP has agreed to the condition.</b>  Excavated debris & construction waste has been reused on site for backfilling and plot leveling.
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.	<b>Complied.</b>  PP has informed that soil samples are being tested regularly; groundwater is not used for any purpose.
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 Environmental Clearance	<b>PP has agreed to the condition.</b>  PP assured to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XV.	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	<b>PP has agreed to the condition.</b>  PP informed that CPCB approved enclosed type D.G. sets will be used in

	emission standards.	case of power failure. The location and height of the DG set will be installed as per the CPCB
XVI.	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 Environmental Clearance	<b>PP has agreed to the condition.</b>  PP assured to adhere to all the stipulated conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
XVII.	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 spillages/leakages	<b>Complied.</b>  Vehicles hired for bringing construction material to the site is regularly maintained/monitored to avoid spillage/leakage.
XVIII.	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.	<b>Complied.</b>  Ambient Noise level and Ambient Air monitoring carried out through MoEF approved laboratory.
XIX.	Diesel power generating sets proposed as source 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 diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<b>PP has agreed to the condition.</b>  CPCB approved enclosed type D.G. sets will be used in case of power failure.  The Stack height of DG set will be installed as per the Central Pollution Control Board (CPCB).
XX.	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>Complied.</b>  Project proponent has made Separate Environment Cell for regular supervision.



B)	<b>Operation Phase:</b>	The project is under construction phase. Hence, compliance status of construction phase conditions is <u>only</u> considered.
C)	<b>General EC conditions:</b>	
I.	PP has to abide by the conditions stipulated by SEAC & SEIAA.	<b>Complying with.</b>  PP has taken various measures to comply with the conditions.
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.	<b>Complied.</b>  CTE has been obtained from MPCB vide letter No. Format1.0/CC/UAN No.0000151947/CE/2303002264 dtd. 28.03.2023.
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.	<b>Complied.</b>  Construction activity commenced in the month of Dec, 2023. After Obtaining the EC.
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.	<b>Complied.</b>  PP has submitted six-monthly report.
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.	<b>Complied.</b>  PP submitted Form-V.
VI.	No further expansion or modifications, other than mentioned in the EIA notification, 2006 and its amendments, shall be carried out	<b>PP has agreed to the Condition.</b>



	without prior approval of 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.	<b>This condition is not applicable to PP.</b>



(Dr. P.R. Sakhare)  
Scientist 'E'