



भारत सरकार
GOVERNMENT OF INDIA
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय
MINISTRY OF ENVIRONMENT, FORESTS
& CLIMATE CHANGE

Integrated Regional Office
Ground Floor, East Wing
New Secretariat Building
Civil Lines, Nagpur - 440001
E-mail: apccfcentral-ngp-mef@gov.in

F.No: EC-1489/RON/2022-NGP/ 9483

Date: 23.03.2022

To,

The Member Secretary, SEIAA
Environment Department,
Govt. of Maharashtra,
Mantralaya, Mumbai,
Maharashtra

Sub: Environmental clearance granted for expansion of existing project "Bella Casa" of M/s. Rachana Life Spaces and M/s. Rachana Developers located at Sus, Mulshi Taluka, Pune

Ref: SEIAA, Govt. of Maharashtra letter no. SEIAA-EC-0000002176 dated 13.03.2020

Madam,

I am directed to invite your kind attention on the above subject and letter under reference. Monitoring report of compliance status of conditions stipulated in Environmental clearance granted for expansion of existing project " Bella Casa" of M/s. Rachana Life Spaces and M/s. Rachana Developers located at Sus, Mulshi Taluka, Pune is enclosed herewith. Site inspection has been carried out on 24.02.2022. Following observations were made during the site inspection:

SEIAA, Govt. of Maharashtra granted environmental clearance for the project vide letter dated 13.03.2020 for the expansion of existing project. During the site inspection, it was observed that 10 buildings (C, D, E, F, G, H, J, K, L, M) and 2 club houses were completed and occupied. Construction was in progress in 2 residential and 1 commercial buildings.

2 STPs of total capacity 355 CMD were provided for the occupied buildings. PP submitted that additional STPs will be provided for proposed buildings/buildings under construction. OWCs were provided for the occupied buildings. As per the information provided, green belt will be developed over an area of 5835.44 sq.m. with the plantation of 452 no.s of saplings of different species. Non compliances were observed w.r.t. ground water level and quality monitoring, publishing of advertisement & submission of environment statement. Partial compliances were observed w.r.t. uploading of documents to project website.

This issues with the approval of Regional Officer/DDGF(C), IRO, MoEF&CC, Nagpur

A. Suresh Kumar
Suresh Kumar Adapa
Scientist 'E'

Encl: as above

1/19

Copy to:

1. The Additional Director (Monitoring Cell), Ministry of Environment, Forest & Climate Change, Indira Paryavaran Bhawan, Aliganj, Jorbagh Road, New Delhi-110003
2. M/s. Rachana Life Spaces & Rachana Developers, Village Sus, Taluka Mulshi, Pune, Maharashtra.

A. Suresh Kumar
22/02/19
Suresh Kumar Adapa
Scientist 'E'

Compliance status of conditions stipulated in environmental clearance granted for expansion of existing project " Bella Casa" of M/s. Rachana Life Spaces and M/s. Rachana Developers located at Sus, Mulshi Taluka, Pune granted by SEIAA, Maharashtra vide letter no. SEIAA-EC-0000002176 dated 13.03.2020

Specific Conditions:

S.No.	Condition	Compliance Status
i.	PP to submit CER plan to Municipal Commissioner and submit the acknowledgement to Member Secretary, SEIAA.	PP submitted CER Plan to District Collector, Pune vide letter dated 25.02.2020 with financial outlay of Rs. 79.80 lakhs. Copy of the same is enclosed as Annexure-1 . However no information was provided w.r.t. implementation of CER Plan.
ii.	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.	PP agreed to comply with.
iii.	SEIAA decided to grant EC for: FSI: 86613.70 m2, Non-FSI: 80726.19 m2 and Total BUA: 167339.89 m2 (Plan approval no-BMU/CR2993/Mouje Sus/S no 42/2, 42/43/44 (F), 43/1-, Date-)	PP agreed upon. Copy of constructed area statement provided by PP is enclosed as Annexure-2 .

General Conditions:

S.No.	Condition	Compliance Status
i.	E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	PP agreed to comply with. As per the information provided, the e-waste will be handled through M/s. SWaCH Seva Sahakari Sanstha Maryadit, Pune. Copy of the letter is enclosed as Annexure-3 .
ii.	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.	During the site inspection, it was observed that 9 buildings and 2 club houses were constructed and occupied. As per the information provided, tanker water supply is used for the occupied buildings.
iii.	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.	Project doesn't fall within the ESZ of any wild life sanctuary, eco sensitive areas, etc.
iv.	PP has to abide by the conditions stipulated by SEAC& SEIAA.	PP agreed to comply with.

v.	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.	PP agreed to comply with. As per the information provided, construction of the project is being carried out as per the building plan approved by Pune Metropolitan Region Development Authority (PMRDA) vide dated 07.02.2020. PP submitted that height, construction built up area is as per existing FSI/FAR norms of PMRDA.
vi.	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.	MPCB granted consent to establish for expansion of the project vide letter no. Format1.0/JD (WPAE)/UAN No. 0000098011/CE2102000344 dated 05.02.2021. This is the expansion of the existing project.
vii.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	Complied. Facilities such as drinking water, toilets, first aid room have been provided at the construction site.
viii.	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	Complying with. Temporary accommodation has been provided for 25 no.s of construction labor. Drinking water, toilets, other facilities, first aid room have been provided at the site. The solid waste generated at the labour camp is being handed over to local body collection system.
ix.	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.	
x.	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.	Complying with. As per the information provided, excavated material and muck generated during the construction was used for leveling of the site.
xi.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate drains were provided for the storm water. Sewage generated from the occupied buildings is treated in STPs of 355 CMD.
xii.	All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.	PP submitted that top soil generated during the excavation was not fertile. Hence the same was used in leveling.
xiii.	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.	PP submitted that excavated material was used for leveling.
xiv.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.	PP agreed to comply with. As per the information provided, green belt will be developed over an area of 5835.44 sq.m. with the plantation of 452 no.s of saplings of different

		species. PP submitted that additional greenbelt will be developed over an area of 1461 sq.m.
xv.	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.	Partly complied. Soil quality was monitored, however the ground water quality was not monitored.
xvi.	Construction spoils, including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.	PP agreed upon. As per the consent granted by MPCB, PP shall not generate any hazardous waste during construction.
xvii.	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.	
xviii.	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.	During the site inspection, it was observed that 2 DG sets were provided for the construction activity. Acoustic enclosures were provided. Stack emissions and noise levels were monitored through MoEF&CC recognized laboratory.
xix.	The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from concern authority shall be taken.	
xx.	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 and should be operated only during non-peak hours.	Complying with. As per the information provided, vehicles transporting the construction material are being operated only during non peak hours. Vehicles with valid PUC are being allowed to enter the project site. Ambient air quality and noise levels were monitored through MoEF&CC recognized laboratory. As per the monitoring data the air quality and noise levels found to be confirming to prescribed standards.
xxi.	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	
xxii.	Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100Km of Thermal Power Stations).	PP agreed to comply with. PP submitted that fly ash was used in the ready mixed concrete, which was used for construction. PP submitted that same will be followed for buildings under construction and proposed buildings.
xxiii.	Ready mixed concrete must be used in building construction.	
xxiv.	Storm water control and its re-use as per CGWB and BIS standards for various applications.	PP agreed to comply with. Separate drains were provided for storm water. 8 no.s of recharge pits were provided. PP submitted that 6

		more pits will be provided.
xxv.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	PP agreed to comply with. During the site inspection, it was observed that ready mixed concrete, curing agents are used.
xxvi.	The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.	Not complying with. Ground water level and quality were not monitored.
xxvii.	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. Discharge of this unused treated effluent, if any should be discharge in the sewer line. Treated effluent emanating from STP shall be recycled/refused to the maximum extent possible. Discharge of this unused treated affluent, if any should be discharge in the sewer line. Treatment of 100% gray water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP.	PP agreed to comply with. As per the information provided, 2 STPs of total capacity 355 CMD were provided. Treated water is used for flushing and gardening. MPCB granted consent to operate (part) for the project vide no. BO/ROHQ/CO/PN-26366-15/CC-Auto-Renewal-075 dated 24.02.2016 with validity upto 31.01.2018. No information provided w.r.t. renewal of consent to operate (part).
xxviii.	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.	PP agreed to comply with. As per the information provided, tanker water is used for construction. Tanker water supply is used for occupied buildings.
xxix.	Separation of gray and black water should be done by the use of dual plumbing line for separation of gray and black water.	Dual plumbing line was provided for the occupied buildings for using treated sewage for flushing. PP submitted that same will be followed for the buildings under construction and proposed buildings.
xxx.	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.	Complying with. Low flow fixtures were provided for flushing, drinking and showers. PP submitted that same will be followed for the buildings under construction and proposed buildings.
xxxi.	Use of glass may be reduced up to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.	Complying with. During the site inspection, it was observed that majority of the project is residential, hence the % of glass will be less than 40.
xxxii.	Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.	Complying with. During the site inspection, it was informed that roof insulation was carried out. It was informed that brick bat coba was used for the insulation.
xxxiii.	Energy conservation measures like installation of CFLs /TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed	Complying with. During the site inspection, it was observed that solar water heating system was provided for the completed buildings. LED lights were provided for the common area. PP submitted that same will be followed for the proposed

	off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible like installing solar street lights, common solar water heaters system. Project proponent should install, after checking feasibility, solar plus hybrid non-conventional energy source as source of energy.	buildings.
xxiv.	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.	Complying with. 3 DG sets with acoustic enclosures were provided for the occupied buildings. Stacks of height 2 meters were provided. Stack emissions and noise levels were monitored through MoEF&CC recognized laboratory. As per the monitoring data, emissions and noise levels found to be confirming to prescribed standards.
xxv.	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 levels to comply with the prevalent regulations.	Complying with. Noise levels were monitored through MoEF&CC recognized laboratory. As per the monitoring data, the noise levels found to be confirming to prescribed standards.
xxvi.	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.	Complying with. As per the information provided, parking was provided for 311 no.s of 4 wheelers, 672 no.s of 2 wheelers. PP submitted that in addition to the above parking will be provided for 390 no.s of 4 wheelers and 1164 no.s of 2 wheelers. Internal road of width 6 meters (minimum) was provided.
xxvii.	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 aspiration for non-air-conditioned spaces by use of appropriate thermal insulation material to fulfill requirement.	PP agreed to comply with.
xxviii.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	PP agreed to comply with. A distance of 6 meters (minimum) was provided between 2 buildings.
xxix.	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.	PP agreed to comply with. As per the information provided, regular supervision of all the above measures is being carried out by site in-charge. Environment management cell was established at corporate level for looking after the compliance status of all projects.
xl.	Under the provisions of Environment (Protection) Act, 1986, legal action shall	This is expansion of the existing project.

	be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.	
xli.	Six monthly monitoring reports should be submitted to the Regional office MoEF, Bhopal with copy to this department and MPCB.	Complying with. PP submitted the six monthly compliance reports regularly since the grant of this EC.
xlii.	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 in Para 2. Prior certification from appropriate authority shall be obtained.	PP agreed to comply with. 2 STPs of total capacity 355 CMD were provided for the occupied buildings. OWCs were provided for the occupied buildings. As per the information provided, green belt will be developed over an area of 5835.44 sq.m. with the plantation of 452 no.s of saplings of different species.
xliii.	Wet garbage 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. Local authority should ensure this.	
xliv.	Local body should ensure that no occupation certification is issued prior to operation of STP/MSW site etc. with due permission of MPCB.	
xlvi.	A complete set of all the documents submitted to Department should be forwarded to the Local authority and MPCB.	PP submitted that details have been submitted to local authority and MPCB.
xlvi.	In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Department.	PP agreed to comply with.
xlvi.	A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.	Environment management cell was established at corporate level with Environment Officer for looking after all projects. Environmental quality monitoring is being carried out through MoEF&CC recognized laboratory.
xlvi.	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.	PP agreed to comply with. PP submitted that Rs. 404.69 lakhs for the capital works and Rs.60.36 lakhs/annum for recurring works pertaining to environment protection during the operation phase. As per the information provided, an amount of Rs. 167.04 lakhs was spent on capital works.
xlix.	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	Not complied. Advertisement was made 6 months after obtaining of environmental

	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://ec.maharashtra.gov.in .	clearance.
i.	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 & 1st December of each calendar year.	Complying with. PP submitted the six monthly compliance reports regularly since the grant of this EC.
ii.	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	Partly complied. As informed copy of the EC letter has been submitted to local authority. PP did not upload the copy of EC to project website.
iii.	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 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.	Partly complied. PP did not upload the compliance status onto company website. Criteria pollutant level data report was available at the project site.
liii.	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.	Complying with. PP submitted the six monthly compliance reports regularly since the grant of this EC.
liv.	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.	Not complied. PP did not submit the environment statement to MPCB.

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.	PP agreed upon.
5	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.	PP agreed upon.
6	The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.	PP agreed upon.
7	Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF & CC Notification dated: 29/04/2015.	PP agreed upon.
8	In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a 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.	PP agreed upon.
9	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.	PP agreed upon.

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

A. Surash/Ka
(सुरेश कुमार आदपा)
Scientist E
(Surender Kumar Adapa)

पर्यावरण, वन, नदी, मंत्रालय
Ministry of Environment, Forest and Climate Change
एकीकृत क्षेत्रीय कार्यालय, नागपुर-440 001
Integrated Regional Office, Nagpur-440 001

Summary Note

1. **Implementation of Conditions:**

Site inspection has been carried out on 24.02.2022. SEIAA, Govt. of Maharashtra granted environmental clearance for the project vide letter dated 13.03.2020 for the expansion of existing project. During the site inspection, it was observed that 10 buildings (C, D,E, F,G, H, J, K, L, M) and 2 club houses were completed and occupied. Construction was in progress in 2 residential and 1 commercial buildings. 2 STPs of total capacity 355 CMD were provided for the occupied buildings. PP submitted that additional STPs will be provided for proposed buildings/buildings under construction. OWCs were provided for the occupied buildings. As per the information provided, green belt will be developed over an area of 5835.44 sq.m. with the plantation of 452 no.s of saplings of different species. Non compliances were observed w.r.t. ground water level and quality monitoring, publishing of advertisement & submission of environment statement. Partial compliances were observed w.r.t. uploading of documents to project website.

2. **Review w.r.t to MOEFs letter dated 30.5.2012:**

The above mentioned report is prepared after site visit on 21.01.2022 for the expansion/amendment of environmental clearance granted for the expansion of existing project "Bella Casa" of M/s. Rachana Life Spaces and M/s. Rachana Developers located at Sus, Mulshi Taluka, Pune. Compliance status is based on the observations made during site inspection.

3. **Court Cases and show cause/closure notices:**

No information pertaining to court cases, show cause/closure notice was provided.

MPCB granted consent to establish for expansion of the project vide letter no. Format1.0/JD (WPAE)/UAN No. 0000098011/CE2102000344 dated 05.02.2021.

MPCB granted consent to operate (part) for the project vide no. BO/ROHQ/CO/PN-26366-15/CC-Auto-Renewal-075 dated 24.02.2016 with validity upto 31.01.2018.

A. Suresh Kumar
23/02/22
(Suresh Kumar Adapa)
(Suresh Kumar Adapa)

वैज्ञानिक, Scientist-E
पर्यावरण, वन एवं जलवायु परिवर्तन, मंत्रालय
Ministry of Environment, Forest and Climate Change
एकीकृत क्षेत्रीय कार्यालय, नागपुर-440 001
Integrated Regional Office, Nagpur-440 001

12/19



Date: 25.02.2020

To

**The District Collector, Pune District.
Collector Office, Finance Rd, Agarkar Nagar,
Pune, Maharashtra 411001**

Subject : Submission of copy of CER (Corporate Environmental Responsibility) plan submitted to SEAC-3, for Environment Clearance of "Bella Casa" Residential and Commercial Development Project located at S.No.42/2, 42/43/44 (P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State - Maharashtra by M/s. Rachana Life Spaces & Rachana Developers.

Respected Sir,

Please find enclosed copy of CER (Corporate Environmental Responsibility) plan submitted to SEAC-3 committee, during 103rd meeting held on 13.02.2020 for Environment Clearance of "Bella Casa" Residential and Commercial Development Project located at S. No.42/2, 42/43/44 (P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State - Maharashtra by M/s. Rachana Life Spaces & Rachana Developers.

As per prerequisite of SEAC-3 & SEIAA, we are required to submit the copy of CER Plan submitted and accepted by SEAC-3 committee to your office for administration purpose.

We request you to please acknowledge the receipt of copy of CER plan submitted and oblige.

Thanking you,

Yours sincerely,



For

Rachana Life Spaces & Rachana Developers.

Authorized Signatory.

24/604
24/2/2020
आवक/जावक लिपीक
जिल्हाधिकारी कार्यालय, पुणे.

Rachana House, 1229 / B, F.C. Road,
Deccan Gymkhana, Pune - 411 004 (INDIA)

Call : +91.20.6601 3500
www.rachanalifestyle.com



RACHANA
DEVELOPER

Date: 06.02.2020

To,
The Member Secretary,
State Level Expert Appraisal Committee (SEAC III),
Environment Department,
New Administration Building,
15th Floor, Mantralaya, Mumbai.

Subject : CER (Corporate Environmental Responsibility) Plan for "Bella Casa"
S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-
Pune, State - Maharashtra.

Reference : 1. MoEF&CC circular F. No. 22-65/2017-IA.III dated 1.5.2018.
2. Proposal No.1927

Respected Sir,

This has reference to the construction project of M/s. Rachana Life Spaces & Rachana Developers, developing Jointly at "Bella Casa" S. No.42/2, 42/43/44(P) & 43/1(P) of village - Sus, Taluka Mulshi, Dist.-Pune, State – Maharashtra requires Environment Clearance under the EIA notification, 2006 & amended till date.

As per the MoEF&CC circular F. No. 22-65/2017-IA.III dated 1.5.2018, we are proposing to jointly contribute amount of Rs. 79.80 Lakhs towards activities like Plantation, Drinking Water, Providing Computers, Solar Poles, Solar Pv, etc. relevant to the area of project and habitants around the project and within PMRDA area. The details of it are as below;

Sr. No.	Description	Details
1	Name of the Project	Rachana Bella Casa
2	Location of the project	Village Sus, Pune.
3	Project type, (green/brown field)	Brown Field.
4	Cost of the Total project as mentioned in CS (Rupees in Lakhs)	Total Rs. 238.98 Cr.

Corporate Address:

Rachana House, 1229/B, F. C. Road, Deccan Gymkhana, Pune - 411 004.
Tel./Fax: +91-20-66013500

19/19



RACHANA
DEVELOPER

Sr. No.	Description	Details
5	Any previous EC and Completion certificate of the part of the project before May 01,2018, if yes give the details with date and reference number	EC No. SEIAA-EC-0000000296 dated 14 May 2018 Completion Certificated obtained from PMRDA for the Building No.C, D, E, F, G, H, J, K, L, M, & 2 nos. Club house. The copy enclosed as Annexure-1.
6	Cost of the part completed project (as per details given at Sr. No. 5)	Rs.132.58 Cr.
7	Effective cost of the project for CER consideration (4-6)	Rs.106.40 Cr.
8	Applicable norms in terms of % of the project cost for CER and amount (Rupees in Lakhs)	0.75%, of Rs. 106.40 Cr. = Rs.79.80 Lakhs.
9	Expected duration for completion of the project (Years)	5 years
10	Implementing Agency Identified (NGO/Trust/ULB)give name and details.	--
11	Please attached agreement with implementing agency	Self

S. No.	CER Activity Proposed	Details of CER activity and place of implementation	Total Cost Distribution during the Duration of the project					Total Cost Rs. In Lakhs
			Year 1	Year 2	Year 3	Year 4	Year 5	
1	Avenue Plantation	Proposed plantation with tree guard along 3.48 Km Village Roads passing through S.Nos 41, 42, 43, 44 in Sus and About 580 Nos. of Trees to be planted.	4.80	5.40	6.0	9.0	9.65	34.85
2	Provision of Drinking water	Provision of Drinking water cooler with water purifier system Total 10 Nos for 5 Nos.	1.50	1.50	1.50	1.50	1.50	7.50

Corporate Address:

Rachana House, 1229/B, F. C. Road, Deccan Gymkhana, Pune - 411 004.
Tel./Fax: +91-20-66013500

15/19



RACHANA
DEVELOPER

		Zilla Parishad Prathamik School in Thakarwadi, Bharekarwadi, Jamli, Agalambe & Khadakwadi, Tal. Mulshi.						
3	Provision of Computers	Provision of Computer system Total 25 Nos for 5 Nos. Zilla Parishad Prathamik School in Thakarwadi, Bharekarwadi, Jamli, Agalambe & Khadakwadi. Tal. Mulshi.	2.25	2.25	2.25	2.25	2.25	11.25
4	Solar Pole Lights	Solar Light poles 76 nos. along 0.57 Km Roads in Village Sus passing through S.No. 41, 42,43,44	--	--	5.50	6.75	6.75	19.00
5	Solar PV Power System	Provision for Solar PV 3 KW 4 nos for Zilla Parishad Prathamik School in Thakarwadi, Bharekarwadi, Agalambe & Khadakwadi.	--	1.80	1.80	1.80	1.80	7.20

Corporate Address:

Rachana House, 1229/B, F. C. Road, Deccan Gymkhana, Pune - 411 004.
Tel./Fax: +91-20-66013500

16/19



RACHANA
DEVELOPER

Kindly acknowledge the same and intimate us the procedure to be followed for dealing the matter further.

Thanking you

Yours faithfully,

For Rachana Life Spaces.

Mr. Vinay P. Kalbhor.

Authorized Signatory.

For Rachana Developers.

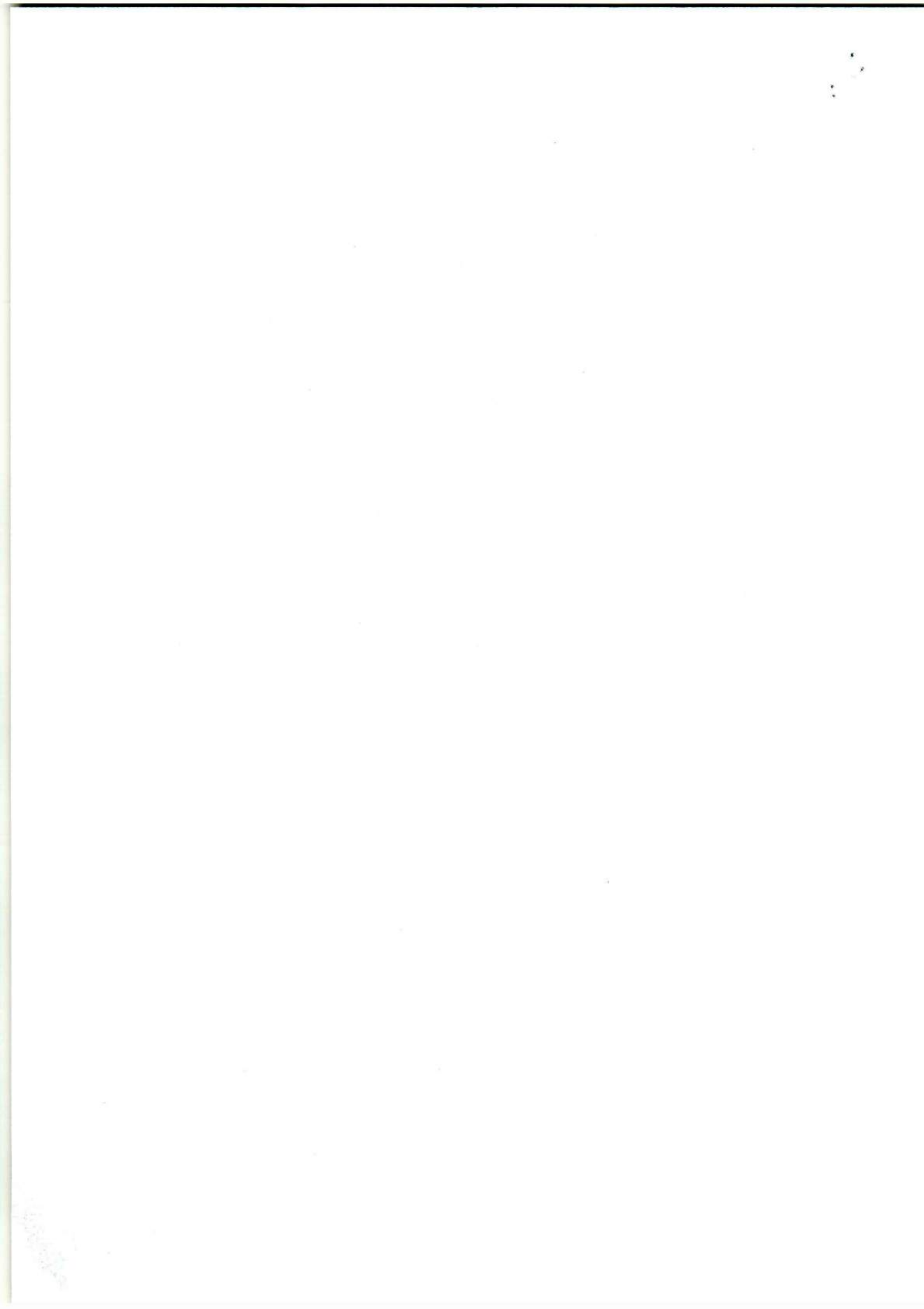
Mr. Nitin N Bhabagay.

Authorized Signatory.

Corporate Address:

Rachana House, 1229/B, F. C. Road, Deccan Gymkhana, Pune - 411 004.
Tel./Fax: +91-20-66013500

17/19



VIKAS ACHALKAR

Architect

ARCHITECTS, PLANNERS

URBAN DESIGNERS

11th Jan 2022TO WHOM SOEVER IT MAY CONCERN

CLIENT NAME : RACHANA LIFESPACE THROUGH MR. NITIN NARAYAN BHANAGAY

PROJECT NAME: BELLACASA

SITE ADDRESS : S.NO. 42/2, 42/43/44(P) & 43/1(P), VILLAGE - SUS, TAL- MULASHI, DIST-PUNE.

We hereby state that for our Project "Bellacasa" at Village Sus, Taluka- Mulashi, Dist - Pune, Stat Maharashtra, we have obtained Environmental Clearance vide letter no. SEIAA-EC-0000002176 on 13th March 2020 for plot area of 63,850.00 sq. mt. & Total Construction Area 1, 67,339.89 sq. mt. (FSI area 86,613.70 sq.mt. & Non FSI area 80,726.19 sq.mt.)

Ms. Bellacasa have applied for Environment Clearance amendment On Proposal No. SIA/MH/MIS/ 65833/2021 having for plot area of 63,850.00 sq. mt total construction built up area of 1, 66,955.37 sq.mt. (FSI area 84,399.34 sq.mt. & Non FSI area 82,556.03 sq.mt.)

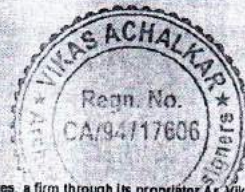
Constructed Area Statement is given below:-

Sr. No	Phases	FSI Area	Non FSI	Construction Area	Remarks
1	C-TYPE (LG+UG+11)	4,678.17	4,042.80	8,720.97	Completed
2	D & E-TYPE (P+07)	4,264.65	3,227.18	7,491.83	Completed
3	F-TYPE (P+11)	4,335.95	2,940.35	7,276.30	Completed
4	G-TYPE (P+11)	2,647.82	1,995.48	4,643.30	Completed
5	H-TYPE (P+11)	4,335.95	4,093.74	8,429.69	Completed
6	J-TYPE (P+11)	3,046.46	3,003.06	6,049.52	Completed
7	K-TYPE (LP+UP+12)	5,197.08	3,867.42	9,064.50	Completed
8	L-TYPE (LP+UP+12)	4,438.83	4,510.75	8,949.58	Completed
9	M-TYPE (LP+UP+12)	5,459.08	4,609.09	10,068.17	Completed
10	CLUB HOUSE 2 (G+01)		507.63	507.63	Completed
11	CLUB HOUSE 3 (GROUND)	-	71.26	71.26	Completed
12	SERVICES	-	637.24	637.24	(STP, UGT, OWC, Transformer, Swimming pool)
Grand Total		38,403.99	33,506.00	71,909.99	

This is for your information & record.

Thanking you,

Authorized Signatory
AR. VIKAS ACHALKAR



Disclaimer: This information is issued by M/S. Vikas Achalkar Associates, a firm through its proprietor Ar. Vikas Achalkar on request of promoter & Developers as mentioned above. This report is prepared by the company on the reports submitted by the subordinates, documents & information provided by promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Company or the Architect is no way concerned with the issues or disputes if any arising out of the information provide, except the facts given in the report on the technical knowledge and expertise of the Architect. While every effort to check the documents of Building mentioned in this report, is done, provided with no warranties whether expressed, statutory or implied. The information and the matter in this report are given in reliance of the oral or written report / documents / information received from client or his representative / M/S Vikas Achalkar Associates and its staff shall not be held responsible for errors performed by client or his representative / subordinate and shall not be involved in any dispute arising out of this report. The building name / number or the flat name / number is as per the latest sanction plan which is subject to change on the Client's discretion. These details are based on action plans. Any changes done on site are not incorporated.

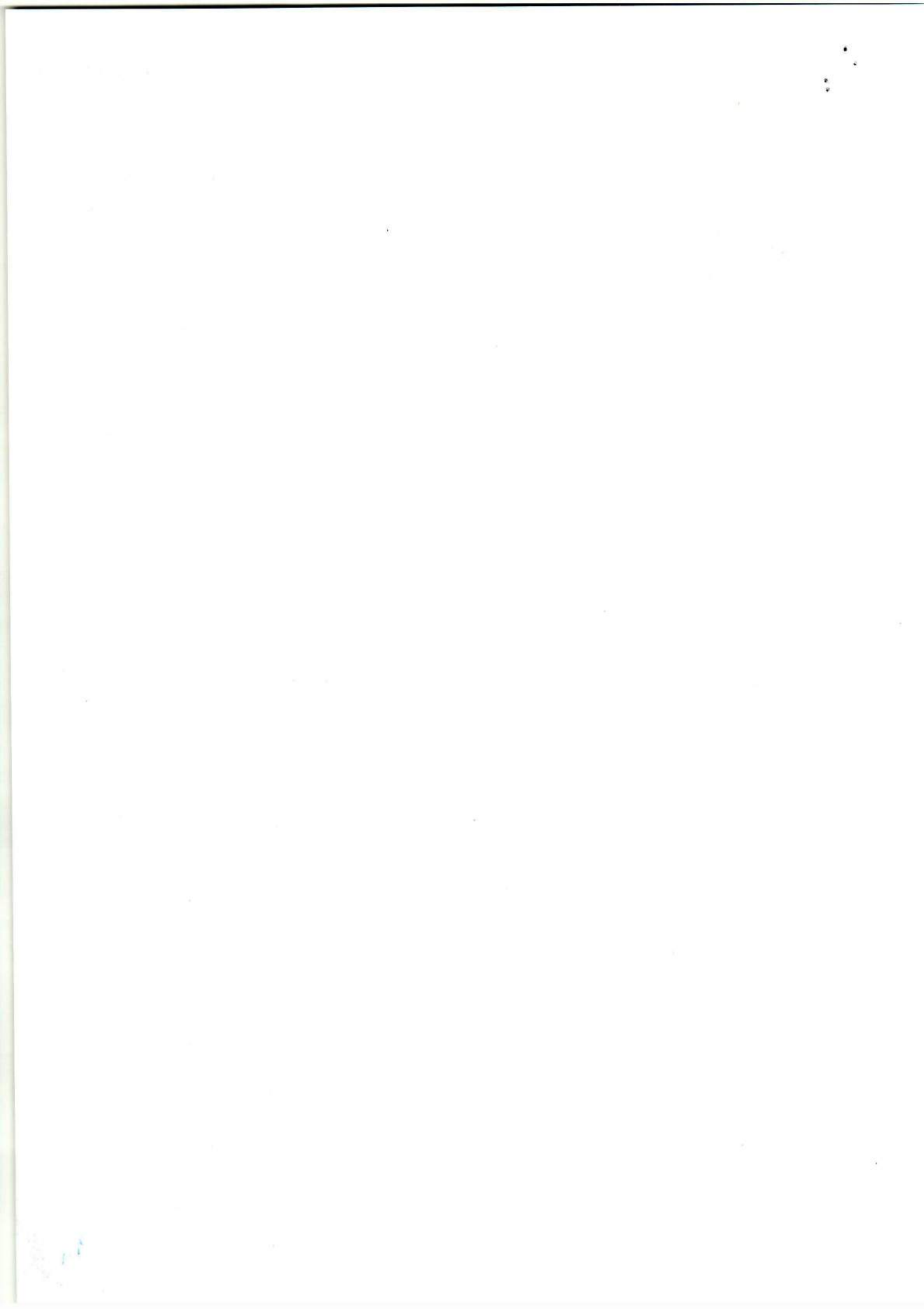
Phone: +91-020-25531675/76,

Fax: +91-020-25531676.

Email: vikas@achalkar-tatooskar.com

Web: www.achalkar-tatooskar.com

1221, B/1, Wrangler Paranjpe Road. Behind Bhawe X-Ray Clinic, off F. C. Road. Pune 411004, Maharashtra, India.





Date-03/10/2019

To,
M/S. Rachana Life Spaces,
Office At Rachana House, 1229/B,
F.C. Road, Deccan Gymkhana, Pune-411004.

Sub: - Facilitating Solid Waste Management at your Commercial/Residential project "Bella Casa", S. No. 42/3/3, 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 + S. No. 42/2, 43/1(P) of village - Sus, Taluka - Mulshi, Dist.-Pune, State - Maharashtra.

Dear Sir,

With reference to above subject we intend to facilitate the management of solid waste at your proposed project.

SWaCH Seva Sahakari Sanstha Maryadit, Pune (SWaCH) is India's first wholly-owned cooperative of self-employed waste pickers or waste collectors and other urban poor. It is an autonomous enterprise that ensures provision of front-end waste management services to the citizens of Pune through self-employed informal waste-pickers.

We will facilitate the collection of segregated dry waste (recyclables and non-recyclables: 1267 Kg/Day, E-Waste- 4096 Kg/Year) from your registered project "Bella Casa", S. No. 42/3/3, 43/2(P), 43/2/1, 43/2/2, 43/2/3, 44/2/1, 44/2/2, 44/2/3, 44/2/4, 44/2/5, 44/2/6, 44/2/8, 44/3, 44/3/1, 44/3/2, 44/3/3, 44/4, 44/4/1, 44/4/2, 44/5, 44/5/1, 44/5/2, 44/5/3, 44/5/4, 44/5/5, 44/5/6, 44/5/7, 44/5/8, 44/5/9, 44/5/10, 44/5/11, 44/5/12, 44/5/13, 44/6, 44/6/1, 44/6/2, 44/6/3, 44/6/4 and 44/6/5 + S. No. 42/2, 43/1(P) of village - Sus, Taluka - Mulshi, Dist.-Pune, State - Maharashtra., through waste-picker members of SWaCH after completion of project.

Further, you have also confirmed that you have acquired the necessary equipment and infrastructure (OWC: 1716 Kg/Day) for management of wet waste at source. If necessary, we can assist in facilitating in-situ wet waste processing using existing infrastructure and equipment through waste-pickers within the premises of your registered project through such affiliates and subject to such terms and conditions as may be applicable. We ensure collection of E-waste from the site at a cost mutually decided. All commercial terms must be negotiated with waste-pickers prior to commencement of work.

Assuring you the best of our services.

Thanking You,

For SWaCH Pune Seva Sahakari Sanstha Ltd

Authorized Signatory

03/10/2019.



स्वच्छ पुणे सेवा सहकारी संस्था मर्यादित ही कचरावेचकांची स्वायत्त सहकारी संस्था असून दारोदार कचरा गोळा करण्याची

सेवा पुरवण्याकरिता पुणे महानगरपालिकेने अधिकृत केलेली संस्था आहे.

कोथरुड कचरा डेपो, पोड रस्ता, कोथरुड, पुणे ४११ ०३८

दु.: ०२० ६५०००८१७ स्वच्छ हेल्पलाईन : ९७६५९९९५०० ई-मेल : swachcoop@gmail.com वेबसाईट : www.swachcoop.com

(Reg No. PNA (1) GNL/O/1321/07-08)

