

**Government of Maharashtra**

SEAC 2212/CR 101/TC-2  
Environment department,  
Room No. 217, 2<sup>nd</sup> floor,  
Mantralaya Annexe,  
Mumbai 400 032  
Date: 16<sup>th</sup> July, 2015

To,  
M/s. Wellwisher Homes.  
Shakti Arcade, Plot. No.5,  
Office no.5&6, Sector-19D,  
Vashi, Navi Mumbai-400 705

**Subject: - Amendment in EC for proposed project "Lesiure Town" at S. No. 202A, 202B/1/1 to 202B/1/7, 202B/2 to 202/B/4, Village Hadapsar, Tal Haveli, Pune by M/s. Wellwisher Homes**

**Reference-** Even number environment clearance letter dated 30<sup>th</sup> November, 2012.

Sir,

This has reference to your communication on the above mentioned subject.

2. It is noted that, the proposal earlier considered by SEAC in its 62<sup>nd</sup> meeting and recommended to SEIAA. SEIAA in its 53<sup>rd</sup> meeting decided to accord grant of EC to the project. Accordingly EC has been issued to the project vide letter no SEAC 2212/CR 101/TC-2 dated 30<sup>th</sup> November, 2012. The Authority noted the D.O. letter no. SEIAA-2014/CR.133/TC-3 dated 29<sup>th</sup> November, 2014 by Add. Chief Secretary, Environment Department, GoM to Secretary, MoEF&CC regarding amendments in EC issued to the building projects.

In the 85<sup>th</sup> SEIAA meeting, the proposed changes in detail and considering OM dated 19.06.2013 issued by MoEF wherein it is clarified that SEIAA/SEAC need not focus on the other issues which are normally looked after by the concerned local bodies, SEIAA decided to accord approval to the amendment sought in the EC as the consequential impact on account of the proposed changes is not likely to be adverse on the environmental parameters.


	Details	As per EC (30 Nov,2012)	Proposed amendment	Remark
1	Name of the project	Leisure Town	Leisure Town	No change
2	Project Proponent	M/s Wellwisher Homes	M/s Wellwisher Homes	No change
3	Location of the project	At S.NO. 202 A, 202 B/1/1 to 202 B / 1/7, 202/B/2 to 202/B/4,Village Hadpsar, Tal-Haveli, Pune.	AT S.NO. 202 A. 202 B/1/1 TO 202 B / 1/7, 202/B/2 TO 202/B/4, Village Hadpsar, Tal-Haveli, Pune.	No change
4	Type of project	Residential Development with Convenient Shopping	Mixed Use Development (Residential Development with Convenient Shopping, hospital and school)	change
5	Plot area (Sq.mt)	89,362.00	89,362.00	No change
6	Net Plot Area (Sq.mt)	85,080.00	65,086.41	Decreased by 19993.59 Sq.m (23.450%)
7	Ground Coverage (Sq.mt)	15.60%	11816.48 (13.89%)	Reduction by 1.71%
8	Proposed FSI (Sq.mt)	86,869.75	80,765.546	Decreased by 6104.20 Sq.m (7 %)
9	Total Construction Area (Sq.mt)	1,78,678.57	1,36,664.10	Decreased by 42014.47 Sq.m (23.51%)
10	Green belt development (SQ. M)	R.G. on ground 30,320.00 Sq.m  Tree Cover – 27,999.00 Sq.m	R.G. on ground :- 32,505.00 Sq.m  Tree Cover – 29,574.00 Sq.m	Increased by 2185 Sq.m. (7.20%)  Increased by 1575 Sq.m.(5.62%)
11	Estimated Cost of the project	220 Cr	165 Cr	Decreased by 55 Cr.
12	Maximum height of building	36 m	34.95 m	Decreased by 1.05m. (2.91%)
13	No. of building	Building 1: Wing	Bldg.A1 = P+11	Change in proposal

		<p>A = S+12  Building 2: Wing B = S+12  Building 3: C.D.E.F,G,H,I,J,K = S+12  Building 4: L,M,N,O,P = S+12  Building 5: Q = S+9  Commercial = Ground  Bldg.H (Hospital) = G+5  Bldg.G (School) = G+5</p>	<p>Bldg.B1,B2,B3= P+11  Bldg.B4 = P+6  Bldg.C1,C2, = P+11  Bldg.D2,D3 = P+11  Bldg.E = P+10  Bldg.I = P+11  Bldg.J1,J2,J3,J4 = P+11  Commercial = Ground  Bldg.H (Hospital) = G+5  Bldg.G (School) = G+5</p>	
14	No of Tenements	<p>Residential : 1465 Flats  Commercial : 22 Shops  Hospital : 240 Beds  School : 36 Classrooms</p>	<p>Residential : 1251 Flats  Commercial (Convenient shopping): 22 Shops  Hospital : 240 Beds  School : 36 Classrooms</p>	<p>Residential: Decreased 214 flats (14.60%)  Others: No Change</p>
15	Number of expected residents	<p>Residential : 6957  Commercial : 87  Amenity (1&amp;2): 2796</p>	<p>Residential : 6160  Commercial (Convenient shopping): 87  Amenity (1&amp;2): 2796</p>	<p>Residential: Decreased by 797 number of residents. (11.45%)</p>
16	Parking	27410.65 Sq.m	18605.50 Sq.m	Decreased by 8805.15 sq.m (32.12%)

17	Water requirement (KLD)	<p>Dry Season:- Fresh Water (CMD)-677 Recycled Water-522 Total – 1199 Fire Fighting – 450</p> <p>Wet Season:- Fresh Water (CMD)-672 Recycled Water-370 Total – 1047 Fire Fighting – 450</p>	<p>Dry Season:- Fresh Water (CMD)- 683 Recycled Water-570 Total water requirement – 1258 Fire Fighting – 450</p> <p>Wet Season:- Fresh Water (CMD)- 683 Recycled Water-375 Total – 1063 Fire Fighting – 450</p>	<p>Fresh water increased by 6 KLD(0.88%)</p> <p>Dry :Total water requirement increased by 59 KLD(4.92%)</p> <p>Wet: Total water increased by 16 KLD (1.52%)</p>
18	Sewage generation- (KLD)	<p>Residential +Commercial =754 School= 79 Total:833 Hospital = 793</p>	<p>Residential+ Commercial: 668 School: 79 Hospital: 99 Total : 847</p>	<p>Residential+Commercial: Decreased by 86 KLD ( 11.40%)</p> <p>Hospital: Sewage generation quantity is misprinted. Considering 99 KLD no change.</p>
19	STP Capacity (KLD)	<p>Nos of STP : 2 Residential+Commercial :755 School:80</p>	<p>Nos of STP : 2 Residential+ Commercial : 780 School:80</p>	<p>Increased by 25 KLD(3.3%)</p>
20	ETP capacity (KLD)	<p>Hospital = 100</p>	<p>Hospital =100</p>	<p>No change</p>
21	Solid waste generation (in kg/day)	<p>Dry Waste (Kg/Day) 2179 Wet Waste (Kg/Day) 2093 Biomedical Waste(Kg/Day) If Applicable 60 STP Sludge(Dry Sludge) (Kg/Day) Approx 140</p>	<p>Dry Waste (Kg/Day) 1965 Wet Waste (Kg/Day) 1888 Biomedical Waste(Kg/Day) If Applicable. 60 STP Sludge(Dry Sludge) 127 (Kg/Day) Approx.</p>	<p>Dry waste decreased by 214 KLD(9.82 %) Wet Waste decreased by 205 KLD(9.79%) STP Sludge decreased by 13 KLD(9.28%)</p>
22	Connected Load	<p>31090 kW</p>	<p>25461.86 kW</p>	<p>Decreased by 5628.14 kW(18.10%)</p>

23	EMP in Operational Phase (Rs. In Lakhs)	Setup cost: 1005.10 lakhs O&M cost: 88.74 lakhs	Setup cost: 1184.86 lacs O&M cost: 94.27 lacs	Setup cost increased by 179.76 lacs (17.88%) O&M cost increased by 5.53 lacs (6.23%)
----	---	--	--	---

Terms and conditions stipulated in even number environment clearance letter dated 30<sup>th</sup> November, 2012 remains the same.

  
 (Malini Shankar)  
 Member Secretary, SEIAA.

**Copy to:**

1. Shri. R. C. Joshi, IAS (Retd.), Chairman, SEIAA, Flat No. 26, Belvedere, Bhulabhai desai road, Breach candy, Mumbai- 400026.
2. Additional Secretary, MOEF, 'MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
3. Member Secretary, Maharashtra Pollution Control Board, with request to display a copy of the clearance.
4. The CCF, Regional Office, Ministry of Environment and Forest (Regional Office, Western Region, Kendriya Paryavaran Bhavan, Link Road No- 3, E-5, Ravi-Shankar Nagar, Bhopal- 462 016). (MP).
5. Commissioner, Municipal Corporation, Pune
6. Regional Office, MPCB, Pune
7. Collector, Pune
8. IA- Division, Monitoring Cell, MoEF & CC, Indira Paryavaran Bhavan, Jorbagh Road, Aliganj, New Delhi-110003.
9. Select file (TC-3)

(EC uploaded on 22/07/2015 )

