

MAHARASHTRA POLLUTION CONTROL BOARD

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No. MPCB/MS/05/366

July 15, 2005.

To

The Secretary
Ministry of Environment and Forest
Paryavaran Bhawan, CGO Complex,
Lodhi Road
New Delhi-110 001

Attention : Dr. S. Shivakumar, Director (IA)

**Sub: Environment Clearance for a tourism project / hill station
in Mulshi and Velhe Talukas of Pune District,
Maharashtra.**

Ref: Your letter No. J.12011/3/2005/IA (CIE) dated 4-7-2005.

Dear Sir

We are pleased to bring to your kind information that M/s. the Lavasa Corporation Ltd. (LCL), is developing since Jan. 2003 a tourism project in the form of a hill station on a 6181.37-ha. land covering areas from 17 villages in Mulshi and Velhe Talukas of Pune District in Maharashtra.

The Project is situated about 75 km. west of Pune city on the hills surrounding the impounding area of Warasgaon irrigation dam. It envisages construction of 6 secondary water supply lakes, and development foot-hills and hill-slopes up to an altitude less than 1000 meters from the mean sea level.

Apart from homes for full time residents and week-end residents, the hill station will have wide range of educational, recreational and leisure-time activities: from conventional schools to nature interpretation center, from out-door sports such as rowing, boating, golf, nature walk, mountaineering, and visiting bird sanctuary, and botanical gardens to urban recreational activities such as sports centers, cinemas, theatres, family entertainment centre, clubs and restaurants. The hill station will have high quality tourism infrastructure such as resorts, hotels, and convention centre to encourage and support tourism activities.

Considering the unique location of the project and the objective of developing it as a world-class tourist destination, both for the international and domestic tourists, the Master Plan of the hill station has been prepared by M/s. LCL engaging the HOK Planning Group, USA, who are the one of the best known planning consultants internationally. A copy of the Plan is enclosed as *Annexure 1*. It may be mentioned that the HOK Planning Group has received for this Master Plan an Award of Excellence from the Congress for New Urbanism in USA. The project has also received for its landscape planning an Award of Honor among the 2005-Professional Awards announced this month by the American Society of Landscape Architects (ASLA).

The Govt. of Maharashtra has declared this project area as a Hill Station by a notification issued on 1st June 2001 under Regulation 1 of the Special Regulations For Development of Resorts / Holiday Homes / Townships in Hill Station Type Areas, dated 26th Nov. 1996 (*Annexure. 2*). These Special Regulations form part of the Regional Plan for Pune sanctioned by the Government of Maharashtra under the Maharashtra Regional and Town Planning Act, 1966.

On 27th June 2001, the LCL received in-principle sanction from the Urban Development Dept. (UDD) of Government of Maharashtra under Regulation 21 of the Special Hill Station Regulations, 1996. Under Regulation 20 of the aforesaid Special Regulations, no prior NA permission is needed for converting lands in the Hill Station area to non-agricultural purpose and carrying out construction. On 23rd Jan. 2003, the LCL therefore commenced under intimation to the Collector, Pune construction of roads and other infrastructure, and some buildings in the town center as a part of the hill station. So far, the LCL had made an investment of about Rs.200 cr. in the project.

The LCL has also obtained following environmental approvals, namely
A Consent to Establish / NOC of the Maharashtra Pollution Control Board (MPCB) under the Water Act and Air Act for 6181.37 ha area on 30th May 2002 (*Annexure 3*)

Environmental Clearance from the Environment Dept of Govt. of Maharashtra on 18th March 2004 as required by Regulation 21 of the Hill Station Regulations, 1996 (*Annexure 4*)

Consent to Operate from the MPCB under the Water Act and Air Act for 6181.37 ha area on 5th Jan.2005. (*Annexure 5*)

In addition to above, the LCL has obtained numerous other permissions / approvals from the Revenue and Forest Dept., Irrigation Dept, MKVDC etc. for various aspects of the project. Moreover, on 5th June 2002, it has entered into an MOU with the Maharashtra Tourism Development Corporation agreeing to extend all technical help and support for promoting the project.

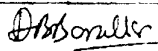
It may be mentioned that the State Environment Clearance as above was granted after submission of the detailed EIA report. A copy of the EIA report prepared by the NEERI is enclosed (*Annexure 6*) for your information. The LCL is

scrupulously following the EMP and carrying out environmental monitoring as recommended by the NEERI. The project of M/s. LCL is a tourism project located at an elevation of less than 1000 meters, therefore it is not covered under the EIA Notification, 1994 (see relevant entry at Sr. No. 18 of Schedule I).

By a notification dated 7th July 2004, the aforesaid notification has been amended and a new category "No. 31 New construction projects" has been added to Schedule I of the Notification. However, this notification is not applicable in the instant case as the project has commenced prior to July 2004. In any case, they have prepared an EIA from NEERI, and are implementing the project in accordance with the EMP recommended by it.

We are enclosing copies of all relevant documents (*Annexure 1 to 6*) for your information.

Yours faithfully


(D.B. Boralkar) 19/7/05
Member Secretary

Enclosures: Annexure 1 to 6

Copy to,
✓ M/s. Lavasa Corporation Ltd
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S V No. 118, Katraj Dehu Road Bypass,
Warje, Pune- 411052