



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Director
STUTI ASSOCIATES

Majestique City View 9th floor, opp to apsara tqalkies, Near 7 love chowk
pune -411037

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/266155/2022 dated 05 Apr 2022. The particulars of the environmental
clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH113559
2. File No.	SIA/MH/MIS/266155/2022
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Proposed residential project "Mayberry" at S/GAT. No. 570(P), Wagholi, Pune, Maharashtra, by M/s. Stuti Associates
7. Name of Company/Organization	STUTI ASSOCIATES
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 03/08/2022

(e-signed)
Manisha Patankar Mhaiskar
Member Secretary
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA /MH/MIS/266155/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Stuti Associates,
S/GAT. No. 570(P), Wagholi,
Pune.

Subject : Environment Clearance for Proposed residential project “Mayberry” at S/GAT. No. 570(P), Wagholi, Pune, Maharashtra, by M/s. Stuti Associates

Reference : Application no. SIA /MH/MIS/266155/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 145th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 246th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2. Brief Information of the project submitted by you is as below:-

1	Proposal Number	SIA/MH/MIS/266155/2022	
2	Name of Project	Application for Proposed residential project at S/GAT. No. 570(P), Wagholi, Pune, Maharashtra, by M/s. Stuti Associates.	
3	Project Category	8(b) B2 Category	
4	Type of Institution	Private	
5	Name of Project Proponent	Name	Stuti Associates Mr. Kailash Mundada
		Regd. Office address	City View 9 th floor, opp to Apsara Talkies, Near 7 love chowk, Pune - 411037, 020-26442750
		Contact number	+91 7720011970
		Email ID	Shrianka.kardile@majestique.co.in
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot F-7, Road 21, MIDC Wagle Estate, Thane – 400604, (022) 25823154, mahabal.thane@gmail.com QCI Accreditation status: QCI NABET Accredited QCI/NABET/ENV/ACO/22/2283 Re-Accreditation dated 24.03.2021 valid up 23.06.2022	
7	Applied for	Environmental Clearance	
8	Details of previous EC	Not applicable	
9	Location of project	Sr.No.570(P) of Village-Wagholi, Pune, Maharashtra	
10	Latitude and Longitude	18°35'8.01"N, 73°59'6.38"E	
11	Total Plot area (m ²)	20,000 m ²	

12	Deductions (m ²)	2000																																								
13	Net Plot Area (m ²)	18,000 m ²																																								
14	Proposed FSI Area (m ²)	56,303.37 m ²																																								
15	Proposed Non-FSI Area (m ²)	28,687.49 m ²																																								
16	Proposed Total BUA area (m ²)	84,990.86 m ²																																								
17	TBUA (m ²) approved by Planning Authority till date	-																																								
18	Ground coverage (m ²) & %	12,900 m ²																																								
19	Total project cost (Rs.)	Rs.182 Crore																																								
20	Details of Building Configuration	<table border="1"> <thead> <tr> <th>Sr.</th> <th>Building details</th> <th>Number of floors</th> <th>Height of Buildings (m.)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Wing A</td> <td>G/Stilt +P1 for parking+ 1st to 14th floor</td> <td>44.95</td> </tr> <tr> <td>2.</td> <td>Wing B</td> <td>G/Stilt +P1 for parking+ 1st to 14th floor</td> <td>44.95</td> </tr> <tr> <td>3.</td> <td>Wing C</td> <td>G/Stilt +P1 for parking+ 1st to 14th floor</td> <td>44.95</td> </tr> <tr> <td>4.</td> <td>Wing D</td> <td>Part basement+G/Stilt +P1 for parking+ 1st to 14th floor</td> <td>44.95</td> </tr> <tr> <td>5.</td> <td>Wing E</td> <td>Part basement+G/Stilt +P1 for parking+ 1st to 14th floor</td> <td>44.95</td> </tr> <tr> <td>6.</td> <td>Wing F</td> <td>G/Stilt +P1 for parking+ 1st to 14th floor</td> <td>44.95</td> </tr> <tr> <td>7.</td> <td>Wing G</td> <td>G/Stilt +P1 for parking+ 1st to 14th floor</td> <td>44.95</td> </tr> <tr> <td>8.</td> <td>MHADA</td> <td>Ground + 1st to 10th Floor</td> <td>31.35</td> </tr> <tr> <td>9.</td> <td>Clubhouse</td> <td>G/Stilt + 1st floor</td> <td>9.6</td> </tr> </tbody> </table>	Sr.	Building details	Number of floors	Height of Buildings (m.)	1.	Wing A	G/Stilt +P1 for parking+ 1 st to 14 th floor	44.95	2.	Wing B	G/Stilt +P1 for parking+ 1 st to 14 th floor	44.95	3.	Wing C	G/Stilt +P1 for parking+ 1 st to 14 th floor	44.95	4.	Wing D	Part basement+G/Stilt +P1 for parking+ 1st to 14th floor	44.95	5.	Wing E	Part basement+G/Stilt +P1 for parking+ 1st to 14th floor	44.95	6.	Wing F	G/Stilt +P1 for parking+ 1 st to 14 th floor	44.95	7.	Wing G	G/Stilt +P1 for parking+ 1 st to 14 th floor	44.95	8.	MHADA	Ground + 1 st to 10 th Floor	31.35	9.	Clubhouse	G/Stilt + 1 st floor	9.6
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21	Total number of tenements	No. of tenement: 615 nos.																																								
	Number of expected residents / users	Total population : 3,075 nos.																																								
22	Total Water Requirement																																									
	Total water requirement	425.93 m ³ /day																																								
	Fresh water requirement	276.75 m ³ /day																																								
	Recycled water for flushing	138.38 m ³ /day																																								
	Recycled water for Vehicle washing	- m ³ /day																																								
	Recycled water for Gardening	10.80 m ³ /day																																								
	Sewage generation	For residential building - m ³ /day																																								

		337.77 and for MHADA - 35.84	
23	Water Storage Capacity for Firefighting		
	Fire and Domestic UG tank capacity (for residential buildings)	UGT- (Fire Tank – 400 KLD, Domestic Tank - 376 KLD) = 776	KLD
	Fire and Domestic UG tank capacity (for MHADA building)	40	KLD
24	Source of water	Pune Municipal Corporation (PMC)	
25	Rain Water Harvesting (RWH)		
	i) Level of the groundwater table	Groundwater table: 15-16 m	
	ii) Size and no of RWH tank(s) and Quantity	6 nos. of RWH pits having a total capacity of 266.6m ³ per year and 3.603 m ³ per day	
	iii) Quantity and size of recharge pits	6 nos. of recharge pit Size 2 m x 2 m x 2 m	
	iv) Details of UGT tanks if any:	Fire and Domestic UG tank capacity (for residential building): 776 KLD Fire and Domestic UG tank capacity (for MHADA building): 40 KLD Flushing UG tank capacity: 208 KLD	
26	Sewage and wastewater Demand	i) Sewage generation in KLD	373.61 m ³ /day
		ii) STP technology	MBBR
		iii) No. and Capacity of STP	1 no. x 340 m ³ /day for residential building and 1 no. x 40 m ³ /day for MHADA building
27	Solid Waste Management during Construction phase: 50 kg/day		
28	Solid Waste Management during operation Phase:		
	Type	Quantity (kg/day)	Treatment/disposal
	Total waste generation	1,538 kg/day	
	Wet waste	923.0 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.
	Dry waste	615.0 kg/day	Handed over to the authorized recycling agency
	E Waste	4.6	
29	Green Belt Development		
	Total RG area	1800 m ²	
	Existing trees on plot	0 nos.	
	Number of trees to be planted	225 nos.	
	No of trees to be retained	0 nos.	
	Number of trees to be transplanted/cut	0 nos.	
30	Power requirement		
	Source of power supply	MSEDCL	
	During Construction Phase (Demand Load)	125 kVA	

	During Operation phase	3970 kVA			
	(Connected Load)				
	During Operation phase	1890 kVA			
	(Demand Load)				
	Transformer	3 nos. X 630 kVA			
	DG set	320 kVA for Residential & 30 kVA for MHADA			
	Fuel Used	Diesel			
31	Details of Energy saving				
	Energy Conservation Measures	Quantity			
	Energy-saving due to use of solar PV panels	5%			
32	Environmental Management plan budget during Construction phase				
	Component	Parameter	Cost (Rs. In Lakhs)		
	Air Environment	Water for dust suppression	2		
		Water utilization for tree planted along with the plot boundary	1		
		Vehicle maintenance, washing area, tyre cleaning	2		
		Safety net	2		
	Water Environment	Site sanitation, Toilets, STP, safe drinking water	6		
		Environment Monitoring	3		
		Stormwater management	3		
	Socio-Economics Environment	Disinfection at site	2		
	Health & Safety	Health check-ups for workers, first aid kit	2		
	Noise Environment	Site fencing & noise barrier	4		
		Traffic management	2		
	Training and awareness	Safety personal protective equipment & training programs	3		
	Total		32		
33	Environmental Management plan budget during Operation phase				
	Sr.	Component	Details	Capital cost (Rs. In Lakh)	O&M cost (Rs. In Lacs/year)
	1.	Storm water management	Laying of storm & Sewer line up to final disposal point	13.8	0.6
	2.	Sewage Treatment Plant	1 no. x 340 m ³ /day for residential building	56.15	14.79
			1 no. x 40 m ³ /day for MHADA building	13.15	9.10
	3.	Rain Water Harvesting	6 nos. of recharge pits having size 2 m x 2 m x 2 m Total RWH tank capacity 280 m ³	4.50	0.60

	4.	Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC - 1-DC-1000	4.45	3.32	
	5.	Landscape development	Tree Plantation	8.00	2.00	
	6.	Energy Conservation	Solar PV panels for electricity generation, LED, LA etc.	43.65	3.32	
	7.	Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF Lab Approved	2.0	
	8.	Firefighting system	Installation and operation of Fire Fighting system	272	0.13	
	9.	Disaster Management		393.55	5.73	
		Total		843.95	41.63	
34	Traffic Management:		Type	Required as per DCR	Actual Provided	Parking Area (m²)
			2 -wheeler	1,511 nos.	1,511 nos.	4637.50
			4 -wheeler	371 nos.	588 nos.	3022.00
			Total			7659.50
35	Details of Court cases / litigations w.r.t. the project and project location if any.		No, there is no court case against the project.			

3. Proposal is a new construction project. proposal has been considered by SEIAA in its 246th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the revised landscape plan showing the total number of trees.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
3. 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. SEIAA Conditions-

1. This EC is only for building no. E, F, G and MHADA building and is restricted for Building no E, F, G up to 22.15m, 39.25m, 39.25 m height respectively as per CFO NOC 31.03.2022.

2. 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 the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for –FSI- 20,271.66 m², Non-FSI- 22,776.17 m², Total BUA- 43,047.83 m². (Plan approval No. BHA/C.R. No. 531/20-21/Mouza Wagholi, dated 13.04.2022).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should 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 the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- 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.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- 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.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling 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.

- 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.
- 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 Environment Clearance.
- XV. 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.
- 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 Environment Clearance.
- 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 spillage/leakages.
- 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.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction 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 is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- 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) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste 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. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) 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. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. 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.
- V. 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.
- VI. 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.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. 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.
- XI. 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 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 parivesh.nic.in
- XII. 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 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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, SO₂, 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.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.

- 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.
- 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.
- 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.
- 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.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the 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.

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.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

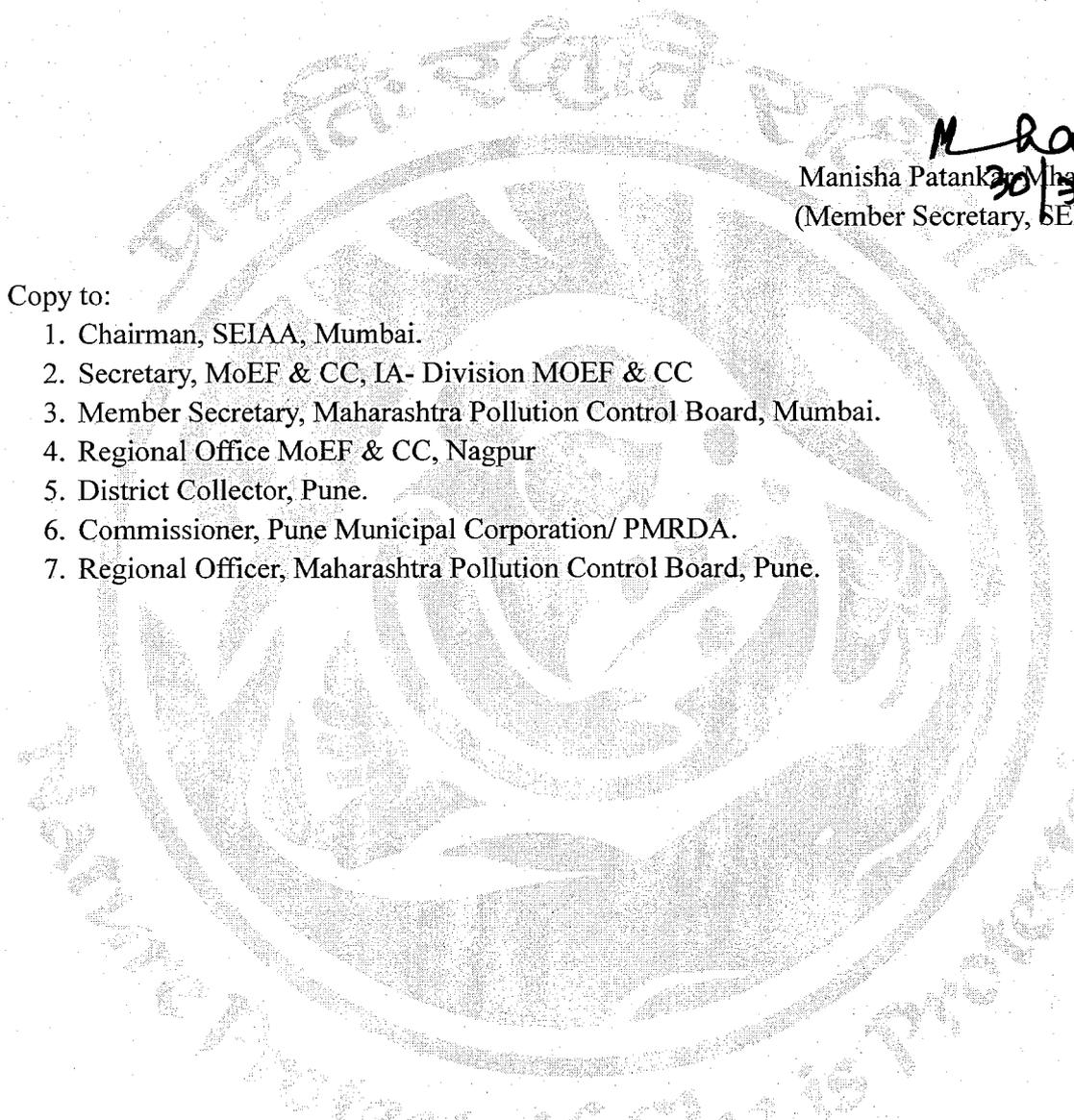
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. 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.

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


Manisha Patankar Mhaiskar
(Member Secretary, SEIAA)
30/3/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation/ PMRDA.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.