

ENVIRONMENTAL
CLEARANCE



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

To,

The Partner
MAJESTIQUE ASSOCIATES
Office no 3,4,5 Swayambhu, Sujay garden Mukundnagar, 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/257955/2022 dated 22 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B038MH111669 |
| 2. File No. | SIA/MH/MIS/257955/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Expansion in Proposed Residential Development on Sr. No: 152/4 + 5A + 9B/1 at Phursungi, Tal- Haveli, Dist.- Pune by M/s Majestique Associates |
| 7. Name of Company/Organization | MAJESTIQUE 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: 03/03/2023

(e-signed)
Pravin C. Darade , I.A.S.
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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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/257955/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Majestique Associates,
Sr. No: 152/4 + 5A + 9B/1,
Phursungi, Tal- Haveli, Dist.- Pune.

Subject : Environmental Clearance for Expansion in Proposed Residential Development on Sr. No: 152/4 + 5A + 9B/1 at Phursungi, Tal- Haveli, Dist.- Pune by M/s Majestique Associates

Reference : Application no. SIA/MH/MIS/257955/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 123rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 243rd (Day-1) & 255th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/MIS/159494/2020	
Name of Project	Application to obtain Environmental Clearance for Amendment in Proposed Residential Development on Sr. No: 152/4 + 5A + 9B/1 at Phursungi, Tal- Haveli, Dist.- Pune by M/s Majestique Associates	
Project category	8a B2 building and construction project	
Type of Institution	Private	
Project Proponent	Name	Mr. Sanjay Mehta
	Regd. Office address	Majestique Associates LLP, 3, 4 & 5, Swayambhu Building, Sanjay Garden, Mukund Nagar, Pune 411037
	Contact number	-
	e-mail	-
Consultant	VK:e Environment LLP	
Applied for	Amendment in EC	
Details of previous EC	DP/BHA/Mau Phursungi / S. No. 152 & other / Pra. Kra. 523/17-18 dated 10 th January 2018 for BUA = 47625.11 m ²	
Location of the project	Sr. No: 152/4 + 5A + 9B/1 at Phursungi, Tal- Haveli, Dist- Pune	
Latitude and Longitude	Latitude 18°28'12.19"N Longitude 73°58'19.76"E	
Total Plot Area (m ²)	21,433.00	
Deductions (m ²)	3786.15	
Net Plot area (m ²)	17,646.85	
Proposed FSI area (m ²)	36,673.88	
Proposed non-FSI	29,021.13	

area (m ²)					
Proposed TBUA (m ²)	65,695.01				
TBUA (m ²) approved by Planning Authority till date	CC/2265/19 dated 26/12/2019 for BUA = 65,695.01 m ²				
Ground coverage (m ²) & %	4502.19 & 25.51 %				
Total Project Cost (Rs.)	123 Cr.				
CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
	Proposed to install approx. 40 solar street lights with Poles. As proposed M/S Majestique Associate will install Solar street lights on both side of the road with minimum 10 meter distance between two poles.	In and around Solapur Mumbai Bypass road, (from Shri Gayatri Textile Market to Kamathi Talim) Phursungi, Pune which is around 3.5 km long.	40,00,000	2021-2023	
	Proposed to provide / install approximately 52 recharge pits of 1.5 X 1.5 meter pit, 60-70 meter bore hole with Oil and grease trap in storm water line. As proposed, M/S Majestique Associate will provide recharge pits after preparing proper plan including all studies and surveys	Along the Solapur Mumbai Bypass road, (from Shri Gayatri Textile Market to Kamathi Talim) Phursungi, Pune which is around 3.5 km long.	52,25,000	2023-2025	
Details of Building Configuration : <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification / Change	
Previous EC / Existing Building		Proposed Configuration			
Buildin g Name	Configuratio n	Height (m)	Building Name	Configuration	Height (m)
Building A	L.P + U.P + 12	36.00	Building A	L.P + U.P + 12	36.00
Building B	L.P + U.P + 12	36.00	Building B	L.P + U.P + 12	36.00
Building C	L.P + U.P + 11	37.50	Building C	L.P + U.P + 12	37.50
Building D	L.P + U.P + 11	37.50	Building D	B + L.P + U.P + 12	37.50
Building E	L.P + U.P + 12	37.50	Building E	B + L.P + U.P + 12	37.50

Club House	G + 1	7.20	Club House	G + 1	7.20	
Total number of tenements			Residential Population: 3051 Nos.			
Water Budget	Dry Season (CMD)		Wet Season (CMD)			
	Fresh water	280	Fresh water	280		
	Recycled water – Flushing	137	Recycled water – Flushing	137		
	Recycled water – Gardening	17	Recycled water – Gardening	00		
	Swimming pool make up	01	Swimming pool make up	00		
	Total Water Requirement	435	Total Water Requirement	417		
	Excess treated water	222	Excess treated water	239		
Water Storage Capacity for Firefighting UGT	450 CMD					
Source of water	PMC					
Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre monsoon - 15 m to 21 m. BGL Post Monsoon – 9 m. to 12 BGL.				
	Size and no of RWH tank(s) and Quantity:	NA				
	Quantity and size of recharge pits:	6 nos of recharge pit 2.00 M. X 2.00 M. X 2.5 M. Borewell – Dia. – 200 mm, depth – 10 m.				
	Details of UGT tanks if any:	NA				
Sewage and Wastewater	Sewage generation in :	376				
	STP technology:	MBBR				
	Capacity of STP (CMD):	380				
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal			
	Dry waste:	8	Will be handed over to Authorized vendor			
	Wet waste:	12	Will be handed over to Authorized vendor			
	Construction waste:	The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.				
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal			
	Dry waste:	667	Will be handed over to SWACH			
	Wet waste:	1001	Will be treated in organic Waster Converter (OWC)			
	Hazardous waste:	NA	NA			
	Biomedical waste	NA	NA			
	E-Waste	4.6	Will be handed over to SWACH			
Green Belt	Total RG area (m ²):	2076.10				
	Existing trees on plot:	00				

Development	Number of trees to be planted:		260	
	Number of trees to be cut:		00	
	Number of trees to be transplanted:		00	
Power requirement:	Source of power supply:		MSEDCL	
	During Construction Phase (Demand Load):		30 kW	
	During Operation phase(Connected load):		2,418.33 kW	
	During Operation phase (Demand load):		1,422.54 KVA	
	Transformer:		3 X 630 KVA	
	DG set:		200 KVA	
	Fuel used:		HSD	
Details of Energy saving	Power saving will be 12.59 %			
Environmental Management plan budget during Construction phase	Type	Details		Cost
	Air Environment	Erosion control – dust suppression measures, barricading and top soil preservation		21,16,352
	Land	Labour Camp toilets & sanitation		4,80,000
	Health and Safety Facility	Labour Safety Equipment's and training		4,00,000
	Environment Management	Disinfection and Health Check-ups		51,000
	Environment	Environmental Monitoring cell		1,70,000
	CER	Environmental Monitoring		3,26,500
		-		92,25,000
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O & M (Rs./Y)
	Sewage treatment	380 KLD	61,00,000	17,32,000
	Bio Medical waste	-	1,00,000	-
	RWH	Recharge pits	9,00,000	60,000
	Solid Waste	OWC	20,75,000	05,28,630
	Green belt development	Development & maintenance of green area	15,03,299	1,03,305
	Energy saving	Solar Hot water + Solar PV	1,06,43,200	10,64,320
	Environmental Monitoring	-	-	1,85,600
Disaster Management	-	3,75,55,000	23,70,400	
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler	377	498	12.5
	2-Wheeler	1350	1350	2
	Bicycles	1051	1051	2

3. Proposal is an amendment in an existing Project. PP has received earlier EC vide letter dated 10th January 2018 for Plot area- 21,433 m2, FSI area-26,021.15 m2 Non FSI area-21,603.96 m2 and total Built up Area of 47,625.11 m2. Proposal has been considered by SEIAA in its 243rd (Day-1) meeting and decided to accord Environment Clearance subject to submission of CFO

NOC for building no E. Now, PP submitted CFO NOC for building no E. Proposal was then considered by SEIAA in its 255th (Day-3) meeting and decided to 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 architect certificate regarding the construction carried out is as per accorded EC & status of proposed basement of building D & E.
2. PP to submit the structural stability certificate of building for which vertical expansion is proposed. Local planning authority to ensure the same.
3. PP to submit the revised fire NoC for building C,D & E.
4. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.

B. SEIAA Conditions-

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 the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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 dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI-36,673.88 m², Non-FSI- 29,021.13 m², Total BUA- 65,695.01 m². (Plan approval- CC/2265/19 dated 26/12/2019).

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 <http://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.



Pravin Darade
(Member Secretary, SEIAA)

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.