



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

To,

The Authorized person  
MAJESTIQUE RISINGSON LLP  
Floor no 9 Majestique City View In front of Apsara Talkies Gultekdi Pune  
37 -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/70170/2020 dated 16 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |   |
|--|---|
| 1. EC Identification No.                   | EC23B039MH182373  |
| 2. File No.                                | SIA/MH/MIS/70170/2020   |
| 3. Project Type                            | Expansion   |
| 4. Category                                | B1  |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects.   |
| 6. Name of Project                         | Proposed expansion in Residential and commercial project "Rhythm County" by M/s. Majestique Risingsun LLP at Gat No. 10,11, Handewadi, Taluka – Haveli, Pune – 411028 |
| 7. Name of Company/Organization            | MAJESTIQUE RISINGSON LLP  |
| 8. Location of Project                     | Maharashtra   |
| 9. TOR Date                                | 08 Feb 2021   |

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

Date: 12/04/2023

(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.*

*This is a computer generated cover page.*

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/70170/2020  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Majestique Risingsun LLP,  
Gat No. 10,11, Handewadi, Taluka-Haveli,  
Pune.

Subject : Environmental Clearance for Proposed expansion in Residential and commercial project "Rhythm County" at Gat No. 10,11, Handewadi, Taluka – Haveli, Pune by M/s.Majestique Risingsun LLP.

Reference : Application no. SIA/MH/MIS/70170/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 162<sup>nd</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257<sup>th</sup> (Day-3) 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/70170/2020	
2.	Name of Project	Proposed Expansion in Residential and Commercial Project "Rhythm County" by M/s. Majestique Risingsun LLP.	
3.	Project category	8 (b) B1 as per EIA Notification 2006	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Ankit Chhajed
		Regd. Office address	Office/Floor no 9, City View Building, In front Apsara Talkies, Gultekdi, Pune 411037
		Contact number	7720011970
		e-mail	<a href="mailto:shrianka.kardile@majestique.co.in">shrianka.kardile@majestique.co.in</a>
6.	Consultant	Vke: environmental LLP	
7.	Applied for	Expansion in EC	
8.	Details of previous EC	dated 23.01.2018 For BUA= 1,45,682.28 m <sup>2</sup> FSI Area = 77,660 m <sup>2</sup> Non FSI Area = 68,022.28 m <sup>2</sup>	
9.	Location of the project	Gat No. 10 & 11, Autade-Handewadi, Tal – Haveli, Dist Pune - 411028	
10.	Latitude and Longitude	18°27'54.57"N 73°56'14.36"E	

11.	Total Plot Area (m2)	68,573.50					
12.	Deductions (m2)	4380.12					
13.	Net Plot area (m2)	64,193.38					
14.	Proposed FSI area (m2)	1,02,897					
15.	Proposed non-FSI area(m2)	81,246					
16.	Proposed TBUA (m2)	1,84,143					
17.	TBUA (m2) approved by Planning Authority till date	In Process					
18.	Ground coverage (m <sup>2</sup> ) & %	9519 & 14.82 % of net plot area					
19.	Total Project Cost (Rs.)	Rs. 335 Crores					
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
21.	<b>Details of Building Configuration:</b>					Reason for Modification / Change	
				Proposed Configuration as per Latest IOD			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A1 – A6	B + P + 14	44.60	Building A1 – A6	B + P + 14	44.60	No change
	Building B1 – B2	P + 14	44.60	Building B1 – B4	P + 14	44.60	Nomenclature change
	Building B3 – B4	B+ P + 14	44.60	Building B5 – B9	B+ P + 14	44.60	Nomenclature change
	Building B5 – B8	B + P + 14	44.60	Building B10 – B16	B + P + 14	44.60	Design change
	Commercial 1 & Commercial 2	G + 2	14.20	Commercial 1 & Commercial 2	G + 2	14.20	No Change
Club House	G + 1	7.50	Club House	G + 1	7.50	No change	
22.	Total number of tenements	Tenements - 1412 Nos. and Shops/Offices – 76 Nos.					
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	651	Fresh Water	651		
		Recycled water Flushing	330	Recycled water Flushing	330		
		Swimming Pool	02	Swimming Pool	00		
		Recycled water Gardening	97	Recycled water Gardening	00		

		Total	1080	Total	981
		Waste water generation	883	Waste water generation	883
24.	Water Storage Capacity for Firefighting /UGT			1200 m <sup>3</sup>	
25.	Source of water	Pune Municipal corporation			
26.	Rainwater Harvesting (RWH)	Level of the Ground watertable:	Pre monsoon - 9 m below ground level. Post monsoon- 4 m below ground level.		
		Size and no of RWH tank	NA		
		Quantity and size of rechargepits:	11 No. (Storm water 05 and terrace water 06)Dimension of recharge pit 2m × 2m × 2m and collection chamber 1m × 1m × 1m		
		Details of UGT tanks	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	883		
		STP technology:	MBBR		
		Capacity of STP in CMD:	890		
28.	Solid Waste Management	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	12	Will be handed over to Authorized vendor	
		Wet waste:	18	Will be handed over to Authorized vendor	
	during Construction Phase	Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealersfor recycling.		
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	1504	Will be handed over to SWaCH	
		Wet waste:	2179	Will be operated in OWC	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	11.4	will be handed over to authorized vendor	
		STP Sludge (dry)	55	Will be operated in OWC	
30.	Green Belt Development	Total RG area (m <sup>2</sup> ):	6420		
		Existing trees on plot:	06		
		Number of trees to be planted:	858		
		Number of trees to be cut:	00		
		Number of trees to be transplanted:	00		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase(Demand Load):	33.25 KW		
		During Operation phase (Connectedload):	7308 KW		
		During Operation phase (Demandload):	3743 kVA		
		Transformer:	630 KVA – 6 NOS		
		DG set:	45 KVA - 01 no. 250 KVA - 02 no. 100 KVA – 01 no		
		Fuel used:	HSD		

32.	Details of Energy saving	Total Solar Water Heating System + Solar PV Panel + LED Light fittings =22%			
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost Rs.
		Air Environment	Erosion control – dust suppression measures, barricading and top soil preservation		68,34,298
		Land	Labour Camp toilets & sanitation		7,20,000/-
		Health and Safety	Labour Safety Equipment's and training		6,00,000/-
		Facility	Disinfection and Health Check-ups		90,000/-
		Environment Management	Environmental Monitoring cell		1,70,000
	Environment	Environmental Monitoring		10,56,000	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage treatment	MBBR	2,26,70,000	44,06,040
		RWH	Recharge pits	8,25,000	1,20,000
		Solid Waste	OWC	50,50,000	10,87,345
		Green belt development	Development & maintenance of green area	71,05,559	5,58,260
		Energy saving	Solar Hot water and solar panel, LED	2,10,34,434	17,65,897
		Environmental Monitoring	-	-	4,60,000
	Disaster Management	-	379,05,000	23,70,400	
	Biomedical Waste Management	-	1,00,000	--	
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
		4-Wheeler	544	1301	12.5
		2-Wheeler	1598	1598	3
36.	Details of Court cases / litigations w.r.t.the project and project location if any.	<ol style="list-style-type: none"> <li>1. OA-14/2021 – NGT case has been decided on dated 22.08.2022 copy of the order is annexed herewith.</li> <li>2. After that, PP has filed Civil Appeal no. 7187/2022 before the Hon'ble Supreme Court against the NGT order of dated 22.08.2022 in OA-14-2021.</li> <li>3. The Hon'ble Supreme Court has stayed the order of the NGT of dated 22.08.2022 on dated 21.10.2022 and stated “ subject to deposit of Rs. 1, 00, 00, 000/-(Rupees One Crore) with the State Pollution Control Board that is MPCB within four weeks from today, operation of the impugned order of Dated 22.08.2022 shall remain stayed.</li> </ol>			

		<p>4. Accordingly, the PP has as per the order of the Hon'ble Supreme Court, has deposited an amount of Rs 1,00,00,000/- by way of Demand Draft bearing no. 493949 on dated 01.11.2022. Copy of the Order and DD with covering letter to MPCB is annexed herewith.</p> <p>5. Except for the Civil Appeal before the Hon'ble Supreme Court no case of violation is pending against PP.</p>
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3. Proposal is an expansion of existing construction project. PP has obtained earlier Environment Clearance vide PMRDA vide letter dated 23.01.2018 for total BUA of 1,45,682.28 m2. Proposal has been considered by SEIAA in its 257<sup>th</sup> (Day-3) 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 abide all the conditions of fire NoC.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
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 Environment Clearance is subject to final outcome of Civil Appeal no. 7187/2022 pending before the Hon'ble Supreme Court of India.
2. This EC is restricted for building no A1-A6 for 44.10 m height only, for building B1-B16 for 44.25 m height only, Commercial Building A & B up to 10.75 m height only as per CFO NOC.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for – FSI – 65,387.61 m2, Non FSI- 51,057.30 m2, Total BUA- 1,16,444.91 m2. (Plan approval No. BHA/C.R. No 186/21-22 Mouza Autade Handewadi, dated – 06.12.2021) (Restricted as per approval).

**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. 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.
  - XVII. 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.
  - XVIII. 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.

- XIX. 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](http://parivesh.nic.in)
- XII. 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.
- XIII. 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<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

