



File No: SIA/MH/INFRA2/469190/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date **03/12/2024**



To,

Ankit Chhajed
MAJESTIQUE RISINGSUN LLP
Office/Floor no.9, City View Buildings, In front Apsara Talkies, Gultekdi, Pune 411037, pune, PUNE,
MAHARASHTRA, -, 411037
majestiquerisingsunLLP@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/469190/2024 dated 15/06/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	SIA/MH/INFRA2/469190/2024
(ii) File No.	SIA/MH/INFRA2/469190/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed expansion in Residential and commercial Project "Rhythm County" by M/s. Majestique Risingsun LLP.
(viii) Name of Company/Organization	MAJESTIQUE RISINGSUN LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA

notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Ankit Chhajed under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	<p>4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</p> <p>6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p>

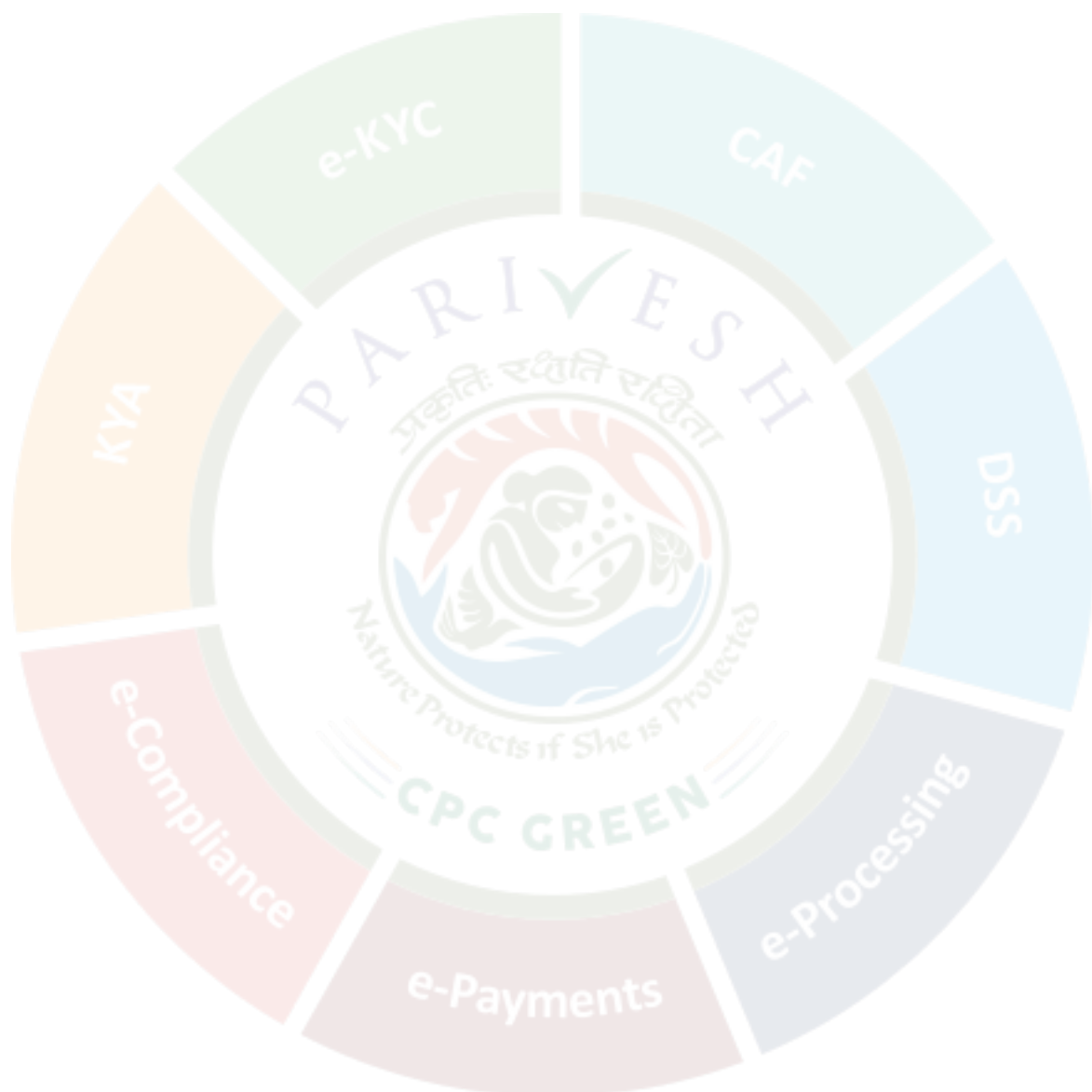
Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed expansion in Residential and commercial Project "Rhythm County" by M/s. Majestique Risingsun LLP.	
b.	Latitude and Longitude of the project site	18.46319379051803,73.93450406683236 18.46511628753769,73.93810199652344	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	6.85
		Forest Land (B)	0
		Total Land (A+B)	6.85
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	37500	
g.	EMP Cost (in lacs)	491.75	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Built Up area	Product	184143	11628.01	195771.01	sq.mt	NA



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/469190/2024
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Majestique Risingsun LLP,
Gat no 10(P) & 11 (P), Autade Handewadi,
Tal. Haveli, Dist. Pune.

Subject : Environmental clearance for Proposed Expansion in EC for Residential and Commercial Project “Rhythm County” at S/Gat no 10(P) & 11 (P), Autade Handewadi, Tal. Haveli, Dist. Pune 411028, Maharashtra by M/s. Majestique Risingsun LLP

Reference : Application no. SIA/MH/INFRA2/469190/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 195th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 283rd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 01st October, 2024.

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

1	Proposal Number	SIA/MH/INFRA2/469190/2024	
2	Name of Project	Proposed Expansion in EC for Residential and Commercial Project “Rhythm County” at S/Gat no 10(P) & 11 (P), Autade Handewadi, Tal. Haveli, Dist. Pune 411028, Maharashtra by M/s. Majestique Risingsun LLP	
3	Project Category	8(b), B1	
4	Type of Institution	Private	
5	Name of Project Proponent	Name	M/s. Majestique Risingsun LLP
		Address	Office / Floor no.9. City View Building, In front Apsara Talkies, Gultekdi, Pune 411037
		Tel	-
		Mobile	7720011970
		Email ID	majestiquerisingsunllp@gmail.com

6	Consultant	<table><tr><td>Name</td><td>Mantras Innovation and Solutions Pvt. Ltd.</td></tr><tr><td>Address</td><td>Hall No.1, First Floor, NICE Sankul, Plot No. A-9, Opp.- Nashik Merchant Co-op Bank Ltd., ITI Signal, MIDC Satpur, Nashik - 422007</td></tr><tr><td>Telephone</td><td>98508 64141</td></tr><tr><td>Email ID</td><td>-</td></tr><tr><td>QCI Accreditation Status</td><td>QCI NABET Accreditation - NABET/EIA/2326/RA 0286, Valid upto 01.06.2026</td></tr></table>	Name	Mantras Innovation and Solutions Pvt. Ltd.	Address	Hall No.1, First Floor, NICE Sankul, Plot No. A-9, Opp.- Nashik Merchant Co-op Bank Ltd., ITI Signal, MIDC Satpur, Nashik - 422007	Telephone	98508 64141	Email ID	-	QCI Accreditation Status	QCI NABET Accreditation - NABET/EIA/2326/RA 0286, Valid upto 01.06.2026							
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7	Applied for	Expansion in Environment Clearance																	
8	Details of previous EC	PP have received Environment Clearance from SEIAA vide file no. SIA/MH/MIS/70170/2020 dated 12.04.2023 for Plot area of 68,573.50 m ² , FSI area 65,387.61 m ² , Non-FSI area 51,057.30 m ² and BUA of 1,16,444.91 m ²																	
9	Location of project	S/Gat no 10(P) & 11 (P), Autade Handewadi, Tal. Haveli, District Pune 411028, Maharashtra																	
10	Latitude and Longitude	Latitude :- 18°27'50.59"N, Longitude:- 73°56'9.03"E																	
11	Total Plot area (m ²)	68,573.50 m ²																	
12	Deductions (m ²)	14,009.12 m ²																	
13	Net Plot Area (m ²)	54,564.38 m ²																	
14	Proposed FSI Area (m ²)	1,24,164.54 m ²																	
15	Proposed Non-FSI Area (m ²)	71,606.47 m ²																	
16	Proposed Total BUA area (m ²)	1,95,771.01 m ²																	
17	TBUA (m ²) approved by Planning Authority till date	1,95,771.01 m ² We have received IOD from Pune Metropolitan Region Development Authority, Pune having outward no. 8294/23-24 dated 07.02.2024.																	
18	Total ground coverage (m ²) & %	14,405 m ²																	
19	Total project cost (Rs.)	Rs.375 Crore																	
20	CER as per MoEF&CC circular dated 01/05/2018	-																	
21	Details of Building Configuration: <Please use following legends: G: Ground, LG: Lower Ground, UG: Upper Ground, B: Basement, P: Parking >																		
	<table><tr><td colspan="2">As per previous EC dated 12.04.2023</td><td colspan="3">Proposed Configuration</td><td rowspan="2">Remark</td></tr><tr><td>Building</td><td>Config.</td><td>Building</td><td>Config.</td><td>Ht. (m)</td></tr><tr><td>Building A1-A6</td><td>B + P+14</td><td>Building A1-A6</td><td>B + P + 14</td><td>44.10</td><td>• No change in building configuration. A1 to A4 completed &</td></tr></table>		As per previous EC dated 12.04.2023		Proposed Configuration			Remark	Building	Config.	Building	Config.	Ht. (m)	Building A1-A6	B + P+14	Building A1-A6	B + P + 14	44.10	• No change in building configuration. A1 to A4 completed &
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						A5, A6 plinth is under construction.
	Building B1- B4	P +14	Building B1- B4	P + 14	44.10	<ul style="list-style-type: none">No change in building configuration. B1 to B4 completed.
	Building B5- B9	B + P + 14	Building B5-B9	B + P + 14	44.25	<ul style="list-style-type: none">No change in building configuration.B5 to B9 RCC completed.
	Building B10-B14	B + P + 14	Building B10-B14	B + P + 14	44.25	<ul style="list-style-type: none">No change in building configuration.B10-B11-Plinth in progress.B12 to B14- excavation work in progress.
	Building B15-B16	B + P + 14	Building B15- B16	B1+ B2 + P + 14	44.25	<ul style="list-style-type: none">1 basement added in building configuration.B15 to B16- Work not started.
			Building B17- B20	B1+ B2 + P + 14	44.25	<ul style="list-style-type: none">Added new buildings.
	Commercial 1 & Commercial 2	G + 2	Commercial (Bldg. A & B)	G + 2 floor	10.75	Completed
	Club House	G + 1	Club House	G + 1	7.50	Completed
22	Total number of tenements and Population	Tenements: 1,628 nos. Residential Population: 8,140 Nos. Non-Residential Population:614 Nos.				
23	Total Water Requirement					
		Dry Season			Wet Season	
	Freshwater (in m ³ /day)	748 m ³ /day			748 m ³ /day	
	Recycled water (Flushing)	379 m ³ /day			379 m ³ /day	
	Recycled water (Gardening)	58 m ³ /day			29 m ³ /day	
	Total water requirement	1,184 m ³ /day			1,184 m ³ /day	
	Wastewater generation	1,014 m ³ /day			1,014 m ³ /day	
24	Firefighting (Underground water tank)	1,200 m ³			1,200 m ³	
	Firefighting (Overhead water tank)	180 m ³			180 m ³	
25	Source of water	Pune Municipal corporation				

26	Rain Water Harvesting (RWH)																				
	i) Level of the ground water table	Post-monsoon: 3-4 m BGL Pre-monsoon: 8-9 m BGL																			
	ii) Size and no of RWH tank(s) and Quantity	NA																			
	iii) Quantity and size of recharge pits	No. of recharge pits: 13 nos. Size recharge pit: 2 m X 2 m X 1.9 m & 2m X 1.5m X 2 m																			
	iv) Details of UGT tanks if any:	Fire UGT capacity –1,200 m ³ Domestic UGT capacity – 1124 m ³ Flushing UGT capacity – 570 m ³																			
27	Sewage and waste water Demand	<table><tr><td>i) Sewage generation in KLD</td><td>1,014 m³/day</td></tr><tr><td>ii) STP technology</td><td>MBBR</td></tr><tr><td>iii) No. and Capacity of STP</td><td>Total 3 nos. of STP with capacity 1,030 m³/day (1 x 370 m³/day, 1 x 530 m³/day, 1 x 130 m³/day)</td></tr></table>		i) Sewage generation in KLD	1,014 m ³ /day	ii) STP technology	MBBR	iii) No. and Capacity of STP	Total 3 nos. of STP with capacity 1,030 m ³ /day (1 x 370 m ³ /day, 1 x 530 m ³ /day, 1 x 130 m ³ /day)												
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28	Solid Waste Management during Construction phase:	<table><tr><th>Type</th><th>Quantity</th><th>Treatment/ disposal</th></tr><tr><td>Construction Waste generation</td><td>Excavation quantity: 22,846 m³</td><td>22,846 m³ of excavated earth generated during construction phase. The total debris generated, 22,846 m³ will be reused within the site for backfilling purpose. Extra 5,454 m³ of debris required from other site</td></tr></table>		Type	Quantity	Treatment/ disposal	Construction Waste generation	Excavation quantity: 22,846 m ³	22,846 m ³ of excavated earth generated during construction phase. The total debris generated, 22,846 m ³ will be reused within the site for backfilling purpose. Extra 5,454 m ³ of debris required from other site												
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29	Solid Waste Management during operation Phase:	<table><tr><th>Type</th><th>Quantity (kg/day)</th><th>Treatment/ disposal</th></tr><tr><td>Total waste generation</td><td>4,180 kg/day</td><td></td></tr><tr><td>Wet waste</td><td>2,491 kg/day</td><td>Through Organic Waste Converter. Generated manure will be used for gardening.</td></tr><tr><td>Dry waste</td><td>1,689 kg/day</td><td>Handed over to the authorized recycling agency</td></tr><tr><td>STP sludge (dry)</td><td>11 kg/day</td><td>will be used as manure</td></tr><tr><td>E-waste</td><td>13 kg/day</td><td>Handed over to authorize recyclers.</td></tr></table>		Type	Quantity (kg/day)	Treatment/ disposal	Total waste generation	4,180 kg/day		Wet waste	2,491 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.	Dry waste	1,689 kg/day	Handed over to the authorized recycling agency	STP sludge (dry)	11 kg/day	will be used as manure	E-waste	13 kg/day	Handed over to authorize recyclers.
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30	Green Belt Development	<table><tr><td>Gross Plot Area (m²)</td><td>64193.38 m²</td></tr><tr><td>Total R.G. area Required (10 % area)</td><td>6,419.34 m²</td></tr><tr><td>Total R.G. area Provided</td><td>6420 m²</td></tr><tr><td>Existing Trees on Project Site</td><td>6 nos.</td></tr><tr><td>Trees to be Cut</td><td>0 no.</td></tr></table>		Gross Plot Area (m ²)	64193.38 m ²	Total R.G. area Required (10 % area)	6,419.34 m ²	Total R.G. area Provided	6420 m ²	Existing Trees on Project Site	6 nos.	Trees to be Cut	0 no.								
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Trees to be Cut	0 no.																				

		Trees to be Retained	0 no.	
		Required Trees on site	802 nos. (1 tree/80 m ² on gross plot)	
		Total proposed trees to be planted	866 nos.	
		Total No. of Trees	= 866 (Proposed trees) + 06 (Existing Retained trees) = 872 Nos.	
31	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase: (Demand Load)	200 kVA	
		During Operation phase (Connected Load)	11,543 kVA	
		During Operation phase (Demand Load)	5,355 kVA	
		Transformer	8 no. x 630 kVA, 1 no. x 315 kVA	
		DG set	1 no. x 250 kVA, 1 X 380 kVA, 1 X 40 kVA	
		Fuel Used	Diesel	
32	Details of Energy saving	Overall energy saving: 22.9% Renewable energy saving: 5.10% by Solar PV and 14.5% by Solar hot water system		
33	Environmental Management plan budget during Construction phase			
	Attributes	Parameter	Cost (Rs. In Lakh)	
	Air Environment	Erosion control – dust suppression measures, barricading and top soil preservation	68.34	
	Land	Labour Camp toilets & Sanitation	7.2	
	Health and Safety	Labour Safety Equipment's and training	6	
	Facility	Disinfection & Health check-ups	0.9	
	Environment Management	Environmental Monitoring cell	1.7	
	Environment	Environmental Monitoring	10.56	
	Total		94.7	
34	Environmental Management plan budget during Operation phase			
	Operation Phase	Description	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /annum)
	Sewage treatment plant	3 no of STP having Capacity 1,030 m ³ /day (MBBR)	206	41
	Rain water harvesting	13 nos. of recharge pits proposed.	8.25	1.2
	Solid Waste management	Installation of OWC Unit	75	15
	Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF&CC Approved Lab	3

	Landscape development	866 nos. of trees to be planted.	78	8																
	Energy conservation	Solar water heating, Solar PV	124.5	20																
	Basement ventilation	Jet fans	316	31																
	Basement dewatering	Sump pump	12	1.2																
	Total		819.75	120.4																
35	Traffic Management:	<table><tr><th>Type</th><th>Required as per DCR</th><th>Actual Provided</th><th>Area per parking (m²)</th></tr><tr><td>4 -wheeler</td><td>1,014 nos.</td><td>1,554 nos.</td><td>35 m²</td></tr><tr><td>2 -wheeler</td><td>2,340 nos.</td><td>2,340 nos.</td><td>12.5 m²</td></tr><tr><td>Parking area</td><td>34,171.42 m²</td><td>83,640 m²</td><td></td></tr></table>			Type	Required as per DCR	Actual Provided	Area per parking (m ²)	4 -wheeler	1,014 nos.	1,554 nos.	35 m ²	2 -wheeler	2,340 nos.	2,340 nos.	12.5 m ²	Parking area	34,171.42 m ²	83,640 m ²	
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2 -wheeler	2,340 nos.	2,340 nos.	12.5 m ²																	
Parking area	34,171.42 m ²	83,640 m ²																		
36	Details of Court cases / litigations w.r.t. the project and project location if any.	<ol style="list-style-type: none">1. OA-14/2021 – NGT Order dated 22.08.2022 annexed herewith.2. Supreme Court order of dated 21.10.2022.3. 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.4. As per Hon'ble Supreme Court, have issued DD of 1 Cr (Rs. 1,00,00,000/-) bearing no. 493949 Dated 01 Nov.2022 On Demand Pay to Maharashtra Pollution Control Board has deposited.																		

Comparative of building configuration as per proposed revision is as follows: -

As per previous EC dated 12.04.2023		Proposed Configuration			Remark
Building	Config.	Building	Config.	HT. (m)	
Building A1-A6	B + P + 14	Building A1-A6	B + P + 14	44.10	No change in building configuration. A1 to A4 completed & A5, A6 plinth is under construction.
Building B1-B4	P + 14	Building B1- B4	P + 14	44.10	No change in building configuration. B1 to B4 completed.
Building B5-B9	B + P + 14	Building B5-B9	B + P + 14	44.25	No change in building configuration. B5 to B9 RCC completed.
Building B10-B14	B + P + 14	Building B10-B14	B + P + 14	44.25	No change in building configuration. B10-B11-Plinth in progress. B12 to B14- excavation work in progress.
Building B15-B16	B + P + 14	Building B15- B16	B1+ B2 + P + 14	44.25	1 basement added in building configuration. B15 to B16-Work not started.
		Building B17- B20	B1+ B2 + P + 14	44.25	Added new buildings.

As per previous EC dated 12.04.2023		Proposed Configuration			Remark
Building	Config.	Building	Config.	HT. (m)	
Commercial 1 & Commercial 2	G + 2	Commercial (Bldg. A & B)	G + 2 floor	10.75	Completed
Club House	G + 1	Club House	G + 1	7.50	Completed

The Comparative statement for the project is as below:

Sr.	Description	As Per EC 12.04.2023	Expansion	Total	Unit	Remark
1	Category	8(b) B1	8(b) B1	-	-	No Change
2	Area				-	
a)	Plot area	68,573.50	-	68,573.50	m ²	Increase
b)	Total deductions	4,380.12	9,629	14,009.12	m ²	Increase
c)	Net plot area	64,193.38	-(9,629)	54,564.38	m ²	Decrease
d)	Proposed FSI area	1,02,897	21,267.54	1,24,164.54	m ²	Increase
e)	Non-FSI area	81,246	9,639.53	71,606.47	m ²	Increase
f)	Total construction area	1,84,143	11,628.01	1,95,771.01	m ²	Increase
3	Project cost	335	40	375	Crore	Increase
4	Total tenements	1412	216	1,628	Nos.	Increase
5	Total Population	-	8,754	8,754	Nos.	Increase
a)	Population (Residential)	-	8,140	8,140	Nos.	Increase
b)	Population (Commercial)	-	614	614	Nos.	Increase
6	Total water requirement	981	203	1,184	m ³ /day	Increase
a)	Fresh water requirement	651	97	748	m ³ /day	Increase
b)	Flushing water requirement	330	49	379	m ³ /day	Increase
c)	Landscaping water	97	39	58	m ³ /day	Decrease
7	STP details					
a)	Sewage generation	883	131	1,014	m ³ /day	Increase
b)	STP capacity (MBBR Technology)	890	140	1,030	m ³ /day	Increase
8	Solid waste management					
a)	Total solid waste	3,683	497	4,180	kg/day	Increase
b)	Biodegradable waste	2,179	312	2,491	kg/day	Increase
c)	Non-Biodegradable	1504	185	1,689	kg/day	Increase

Sr.	Description	As Per EC 12.04.2023	Expansion	Total	Unit	Remark
	waste					
d)	E waste	11.4	11.4	13	kg/day	Increase
e)	STP dry sludge	55	-(44)	11	kg/day	Decrease
9	Green belt development					
a)	RG area	6,420	0	6420	m2	No Change
b)	No. of trees proposed on site	6	866	872	Nos.	Increase
10	Parking details					
a)	Parking area	-	-	83,640	m ²	Increase
b)	2-Wheeler	1,598	832	2,430	Nos.	Increase
d)	4- Wheeler	1,301	253	1980	Nos.	Increase
11	DG set nos. & capacity	1 X 45, 2 x 250, 1 x 100	-	1 X 250, 1 X 380, 1 x 40	Nos. X kVA	Increase
12	Connected load	9,135	2,408	11,543	kVA	Increase
13	Demand load	3,743	1,612	5,355	kVA	Increase
14	RWH pits	11	2	13	Nos.	Increase
15	EMP construction Phase	94.7	-	94.7	Lakh/year	No Change
16	EMP Capital cost	896.4	18.5	914.5	Lakh	Increase
17	EMP O & M cost	96.8	23.6	120.4	Lakh/year	Increase

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/MIS/70170/2020 dated 12.04.2023 for plot area of 68,573.50 m2 and total Built up area of restricted to 1,16,444.91 m2 which was restricted as per approvals received from the planning authority. Proposal has been considered by SEIAA in its 283rd (Day-2) meeting held on 01st October, 2024 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. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court

- Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
3. PP to prepare and implement plan to make proposed project a plastic free zone.
 4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
 5. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
 7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 6419.34 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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- 1,24,164.54 m², Non FSI- 71,606.47 m², total BUA-1,95,771.01 m². (Plan approval No-8294/23-24 dated 07.02.2024)

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
- 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, 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.

