



File No: SIA/MH/INFRA2/521714/2025

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

\*\*\*



Dated 20/08/2025



To,

Mr Sanjay Mehta  
majestique empire llp  
city view, 9th floor, opp to apsara talkies, near 7 loves chow, gultedki, PUNE, MAHARASHTRA,  
411037  
majestiqueempir.parivesh@gmail.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Expansion in Proposed Residential and Commercial project At Sr. No. 42/1 & 42/2, Village Kharadi, Taluka Haveli, Dist. Pune by M/s. Majestique Empire LLP submitted to Ministry vide proposal number SIA/MH/INFRA2/521714/2025 dated 04/02/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3801MH5806335N
(ii) File No.	SIA/MH/INFRA2/521714/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Expansion in Proposed Residential and Commercial project At Sr. No. 42/1 & 42/2, Village Kharadi, Taluka Haveli, Dist. Pune by M/s. Majestique Empire LLP
(viii) Name of Company/Organization	majestique empire llp
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

**Plot/Survey Khasra Nos.:**

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 30/07/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, 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 30/07/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr Sanjay Mehta under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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. 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	<ol style="list-style-type: none"> <li>1. PP to submit Certified Compliance Report from RO, MoEF&amp;CC, Nagpur.</li> <li>2. PP to submit an explanatory note regarding the decrease in the water requirement in spite of increase in the tenement and users.</li> <li>3. PP should submit revised Debris management plan along with the calculations and the carbon footprint offsetting plan.</li> <li>4. 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 <b>not</b> 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.</li> <li>5. 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</li> </ol>

S. No	EC Conditions
	<p>unless PP obtains the same.</p> <p>6. PP to prepare and implement plan to make proposed project a plastic free zone.</p> <p>7. 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>8. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.</p> <p>9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p> <p>10. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.</p>

## Annexure 2

### Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
The project is a building construction project involving construction of residential building. Manufacturing of any products/by-products is not involved	The project is a building construction project involving construction of residential building. Manufacturing of any products/by-products is not involved	0	0	0	NA	NA

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/521714/2025  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Majestique Empire LLP,  
Sr. No. 42/1 & 42/2, Village Kharadi,  
Taluka Haveli, Dist. Pune.

**Subject** : Environmental Clearance for Expansion in Proposed Residential and Commercial project At Sr. No. 42/1 & 42/2, Village Kharadi, Taluka Haveli, Dist. Pune by M/s. Majestique Empire LLP

**Reference** : Application no. SIA/MH/INFRA2/521714/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 215<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 299<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30<sup>th</sup> July, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/521714/2025	
2	Name of Project	Expansion in Proposed Residential and Commercial Project on S. No. 42/1 and 42/2/2, Village - Kharadi, Taluka – Haveli, Dist - Pune by M/s. Majestique Empire LLP.	
3	Project Category	8(a), B2	
4	Type of Institution	LLP	
5	Name of Project Proponent	Name	M/s. Majestique Empire LLP.
		Address	City view 9 <sup>th</sup> floor, Opp to Apsara Talkies, 7 loves Chowk, Gultekdi, Pune
6	Consultant	Name	Southern Enviro Engineers Private Limited
		QCI Accreditation	QCI NABET Accreditation - QCI/NABET/ENV/ACO/23/2854 Valid upto 29.03.2026
7	Applied for	Expansion in Environment Clearance	
8	Details of previous EC	Yes, 1st ECon 06/07/2021, vide no. SIA/MH/MIS/146720/2020 for Plot area of 20,000 m <sup>2</sup> and BUA of 72,141.61 m <sup>2</sup> 2nd EC on 13/05/2022, File No. SIA/MH/MIS/244558/2021 for Plot area of 20,000 m <sup>2</sup> and BUA of 86,005.77 m <sup>2</sup> .	
9	Location of project	S. No. 42/1 and 42/2/2, Village - Kharadi, Taluka – Haveli, Dist - Pune	
10	Latitude and Longitude	Latitude: - 18°33'32.70"N, Longitude: - 73°56'28.43"E	
11	Total Plot area (m <sup>2</sup> )	20,000.00 m <sup>2</sup>	
12	Deductions (m <sup>2</sup> )	5,230.03 m <sup>2</sup>	

13	Net Plot Area (m <sup>2</sup> )	14,769.97 m <sup>2</sup>						
14	Proposed FSI Area (m <sup>2</sup> )	62,378.09 m <sup>2</sup>						
15	Proposed Non-FSI Area (m <sup>2</sup> )	21,442.22 m <sup>2</sup>						
16	Proposed Total BUA area (m <sup>2</sup> )	83,820.31 m <sup>2</sup>						
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	86,005.77 m <sup>2</sup> We have received IOD from Pune Municipal Corporation having Plan Approval no. CC/2729/21 dated 16.12.2021.						
18	Total ground coverage (m <sup>2</sup> ) and %	4,074.71 m <sup>2</sup> (27.58% of Net plot area)						
19	Total project cost (Rs.)	Rs. 169 Crore						
20	CER as per MoEF and CC circular dated 01/05/2018	CER implemented as EMP as per MoEF and amp; CC circular dated 30.09.2020						
21	Details of Building Configuration:							
	As per previous EC dated 13.05.2022 File No.: SIA/MH/MIS/244558/2021	Proposed Configuration	Remark	Reason				
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)		
	Wing A	B+L.G+U.G+Stilt + 17 <sup>th</sup>	60.51	Wing A	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	61.25	Height Increased by 0.74 m	Due to change in slope of internal drive
	Wing B	B+L.G+U.G+Stilt + 17 <sup>th</sup>	60.51	Wing B	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	61.25	Height Increased by 0.74 m	Due to change in slope of internal drive
	Wing C	B+L.G+U.G+Stilt + 17 <sup>th</sup>	60.51	Wing C	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	61.25	Height Increased by 0.74 m	Due to change in slope of internal drive
	Wing D	B+L.G+U.G+Stilt + 17 <sup>th</sup>	60.51	Wing D	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	61.25	Height Increased by 0.74 m	Due to change in slope of internal drive
	Wing E	B+L.G+U.G+Stilt + 17 <sup>th</sup>	60.51	Wing E	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	61.25	Height Increased by 0.74 m	Due to change in slope of internal drive
	Wing F	B+L.G+U.G+Stilt + 17 <sup>th</sup>	60.51	Wing F	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	61.25	Height Increased by 0.74 m	Due to change in slope of internal drive
	Existing Building	P + 7	23.50	Existing Building	Stilt + 7 Floors	23.50	No Change	-
	Club House	G+1	7.20	Club House 1	G+ 1	12.25	Height Increased by 5.05 m	Swimming pool added at terrace of clubhouse

	-	-	-	Club House 2	G+1	6.45	-	As require existing building society member												
	School Building	G+2	11.95	-	-	-	-	Removed Amenity plot handed over to PMC												
	Multipurpose Hall	G+1	8.30	-	-	-	-	Removed Amenity plot handed over to PMC												
22	Total number of tenements and Population			Residential: 596 nos. Commercial: 90 Shops																
23	Total Water Requirement																			
				Dry Season		Wet Season														
	Freshwater (in m <sup>3</sup> /day)			272 m <sup>3</sup> /day		272 m <sup>3</sup> /day														
	Recycled water (Flushing)			140 m <sup>3</sup> /day		140 m <sup>3</sup> /day														
	Recycled water (Gardening)			11 m <sup>3</sup> /day		0 m <sup>3</sup> /day														
	Total water requirement			423 m <sup>3</sup> /day		412 m <sup>3</sup> /day														
	Wastewater generation			384 m <sup>3</sup> /day		384 m <sup>3</sup> /day														
24	Firefighting (Underground water tank)			600 m <sup>3</sup>		600 m <sup>3</sup>														
	Firefighting (Overhead water tank)			As per Fire NOC		As per Fire NOC														
25	Source of water			Irrigation department, Pune Municipal Corporation																
26	Rainwater Harvesting (RWH)																			
	i) Level of the ground water table		Summer Season – 10.00m to 13.00m BGL (11.50 m BGL Average) Rainy Season – 4.33 m to 8.00 BGL (6.17 m BGL Average) Winter Season – 7.17 m to 10.50 m BGL (8.84 m BGL Average)																	
	ii) Size and no of RWH tank(s) and Quantity		NA																	
	iii) Quantity and size of recharge pits		No. of recharge pits: 12 nos. (4 for roof top and 8 for Surface Run off) a) 4 No. of 2.00 M X 2.00 M X 1.25 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 0.9 m. Dia 1.0 m Deep de-siltation pit and b) 8 No. of 2.00 M X 2.00 M X 1.25 M. Depth with 45 to 60 m. Deep 6" Dia. Bore Well via 0.9 m. Dia 2.0 m Deep de-siltation pit.																	
	iv) Details of UGT tanks if any:		Fire UGT capacity – 600 m <sup>3</sup> Domestic UGT capacity – 467 m <sup>3</sup> Flushing UGT capacity – 232 m <sup>3</sup>																	
27	Sewage and wastewater Demand		i) Sewage generation in KLD		384 m <sup>3</sup> /day															
			ii) STP technology		MBBR															
			iii) No. and Capacity of STP		1 no. x 395 m <sup>3</sup> /day															
28	Solid Waste Management during Construction phase:		<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity</th> <th>Treatment/disposal</th> </tr> </thead> <tbody> <tr> <td>i) Dry waste</td> <td>8 kg/day</td> <td>Will be handed over to Authorized Vendor</td> </tr> <tr> <td>ii) Wet waste</td> <td>12 kg/day</td> <td>Will be handed over to Authorized Vendor</td> </tr> <tr> <td>iii) Construction Waste generation</td> <td colspan="2">The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for</td> </tr> </tbody> </table>						Type	Quantity	Treatment/disposal	i) Dry waste	8 kg/day	Will be handed over to Authorized Vendor	ii) Wet waste	12 kg/day	Will be handed over to Authorized Vendor	iii) Construction Waste generation	The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for	
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i) Dry waste	8 kg/day	Will be handed over to Authorized Vendor																		
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iii) Construction Waste generation	The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for																			

				recycling.
29	Solid Waste Management during operation Phase:	Type	Quantity (kg/day)	Treatment/disposal
		Total waste generation	1,544 kg/day	-
		Wet waste	902 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.
		Dry waste	637 kg/day	Handed over to the authorized recycling agency
		STP sludge (dry)	30 kg/day	will be used as manure
		E-waste	5 kg/day	Handed over to authorize recyclers.
30	Green Belt Development	Net Plot Area (m <sup>2</sup> )	14,769.97 m <sup>2</sup>	
		Total R.G. area Required (10 % Net plot area)	1,476.99 m <sup>2</sup>	
		Total R.G. area Provided on ground	1,525 m <sup>2</sup>	
		Total R.G. area Provided on podium	868.82 m <sup>2</sup>	
		Existing Trees on Project Site	15 nos	
		Trees to be Cut	00 nos	
		Trees to be Retained	15 nos	
		Required Trees on site	185 nos. (1 Tree @ 80 m <sup>2</sup> of net plot area)	
		Number of trees to be planted	217 nos	
31	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase: (Demand Load)	100 kVA	
		During Operation phase (Connected Load)	4,541 kVA	
		During Operation phase (Demand Load)	1,890 kVA	
		Transformer	3 nos. x 630 kVA	
		DG set	1 no. x 500 kVA	
		Fuel Used	Diesel	
32	Details of Energy saving	Overall energy saving: 21.94% Renewable energy saving: 5.1%		
33	Environmental Management plan budget during Construction phase			
	Type	Details	Cost (Lakh)	
	Air Environment	Erosion control - Site Barricading, Dust Suppression measures, top soil preservation and Noise control enclosures	18.92	
	Land	Mobile Toilets and Sanitation management in Labor Colony	4.80	
	Health and Safety	Labour Safety and Training	4.00	
	Facility	Disinfection and Health Programmes for Labour	0.51	
	Environment Management	Environmental Monitoring cell	1.70	
	Environment	Environmental Monitoring	3.26	
		Total	33.19	
34	Environmental Management plan budget during Operation phase			
	Operation Phase	Description	Capital cost (Rs. in Lakh)	O and M Cost (Rs. Lakh /annum)

	Sewage treatment plant	1 no of STP having Capacity 395 m <sup>3</sup> /day (MBBR)	82.81	26.35	
	Rain water harvesting	12 nos. of recharge pits proposed.	15.00	0.60	
	Solid Waste management	Cost for treatment of biodegradable garbage in OWC	20.75	5.96	
	Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEFandCC Approved Lab	1.85	
	Landscape development	217 nos. of trees to be planted.	13.07	0.91	
	Energy conservation	Solar Panels, VFD Lift, APFC Panel	106.60	5.33	
	Swimming Pool		12.25	2.40	
	Basement air cleaning system and amp; ventilation		6.0	0.3	
	Low flow devices, Basement dewatering		2.5	0.3	
	Disaster Management		375.55	23.70	
	Total		634.53	67.41	
35	Traffic Management:				
		Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
		4 -wheeler	393 nos.	393 nos.	35
		2 -wheeler	701 nos.	1,312 nos.	20
36	Details of Court cases / litigations w.r.t. the project and project location if any.	<p>1. Regular Civil Suit no. 389/2020 – Filed by Takshshila A Sahakari Gruhrachana Sanstha Vs. M/s. Sharad Mutha Housing Development (Original Developer) which is pending before the Pune Civil Court. No adverse order or any order in the suit has been passed till date. Filed under sec 34 and 38 of Specific Relief Act.</p> <p>2. Regular Civil Suit no. 1778/2024 – filed by Rajaram Tukaram Choudhary and Others Vs. Majestique Empire LLP (present Developer) which is pending before the Pune Civil Court. No adverse order has been passed till date. Filed under sec 38 of Specific Relief Act.</p>			

Comparative statement details:

Sr.	Description	Details as per EC received on 13/05/2022	As per proposed expansion	Remarks
1	Total Plot Area (m2)	20000	20000	No change
3	Net Plot Area (m2)	17376.43	14769.97	Reduced
4	FSI Area (m2)	61708.92	62.378.09	Increased
5	Non FSI Area (m2)	24296.85	21442.22	reduced
6	Total Construction (m2)	86005.77	83820.31	reduced
7	Building wise details	Wing A B+L.G+U.G+Stilt + 17 <sup>th</sup>	Wing A B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	Height Increased by 0.74 m
		Wing B B+L.G+U.G+Stilt + 17 <sup>th</sup>	Wing B B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	Height Increased by 0.74 m
		Wing C B+L.G+U.G+Stilt + 17 <sup>th</sup>	Wing C B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	Height Increased by 0.74 m

		Wing D	B+L.G+U.G+Stilt + 17 <sup>th</sup>	Wing D	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	Height Increased by 0.74 m
		Wing E	B+L.G+U.G+Stilt + 17 <sup>th</sup>	Wing E	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	Height Increased by 0.74 m
		Wing F	B+L.G+U.G+Stilt + 17 <sup>th</sup>	Wing F	B+L.G+U.G+Stilt 1 <sup>st</sup> + 17 <sup>th</sup>	Height Increased by 0.74 m
		Existing Building	P + 7	Existing Building	Stilt + 7 Floors	No Change
		School Building	G+2	Club House 1	G+ 1	Removed from LAYOUT
		Multipurpose Hall	G+1	Club House 2	G+ 1	Removed from LAYOUT
		Club House	G+1	-	-	Height Increased by 5.05 m
8	No. of Tenements	Residential: 564 nos Commercial : 90 shops		Residential: 569 nos Commercial:90shops		Increased by 05
9	No. of users			Residential: 2845 nos Commercial : 608 shops		
10	Domestic Water Reqt.(CMD)	284		272		Reduced by 12
11	Flushing Water Reqt. (CMD)	151		140		Reduced by 11
12	Landscaping Water Reqt. (CMD)	11		11		No change
13	Sewage Generation(CMD)	392		384		Reduced by 8
14	STP Capacity(CMD)	395		395		No change
15	Bio-degradable waste (Kg/Day)	968		902		Reduced by 66
16	Non-Bio-degradable waste (Kg/Day)	747		637		Reduced by 110
17	Power requirement (KVA)	Connected load	4294	Connected load	4541	Increased by 247
		Demand Load	2205	Demand Load	1890	Decreased by 315
18	DG sets	1 no x 500 kVA		1 no x 500 kVA		No change
19	RG area	2,354.15 (including Podium RG)		1,525 m <sup>2</sup> (On mother earth) 868.82 m <sup>2</sup> (on Podium)		Increase by 39.67
20	Location of RG area	On ground and Podium		On ground and Podium		

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide Letter No. EC-22BO38MH119924 dated 13.05.2022 for total BUA of 86,005.77 m<sup>2</sup>. Proposal was considered by SEIAA in its 299<sup>th</sup> (Day-3) meeting held on 30<sup>th</sup> July, 2025 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 Certified Compliance Report from RO, MoEF&CC, Nagpur.
2. PP to submit an explanatory note regarding the decrease in the water requirement in spite of increase in the tenement and users.
3. PP should submit revised Debris management plan along with the calculations and the carbon footprint offsetting plan.
4. 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.
5. 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.
6. PP to prepare and implement plan to make proposed project a plastic free zone.
7. 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.
8. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
10. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**B. SEIAA Conditions-**

1. PP submitted that, the total required RG area is 1,476.99 m<sup>2</sup> (i.e 10%) of the net plot area 14,769.97 m<sup>2</sup> and provided RG as per approval is 1,476.99 m<sup>2</sup>. Out of that RG provided on mother earth is 1,525 m<sup>2</sup> and remaining 868.82 m<sup>2</sup> on podium as per DCPR 2034 & DCR 1991. PP further submitted that Interim order on Hon'ble Supreme Court dated 10.05.2024 given the stay on NGT order for para 8 of NGT order dated 13.09.2022 regarding provision of RG. SEIAA asked PP to submit an undertaking to that effect. PP submitted an undertaking that though presently RG has been provided as per DCPR 3034 subject to final outcome of the Hon'ble Supreme Court decision.

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. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
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 decided to grant EC for FSI- 62,378.09m<sup>2</sup>, Non FSI- 21,442.22m<sup>2</sup>, Total BUA- 83,820.31 m<sup>2</sup>. (Plan approval No-PMC- CC/2729/21 dated 16.12.2021)

**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.

  
Jayashree Bhuj  
(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.

