



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

To,

The Director  
NAMO DEVELOPERS  
82 A East Street Galleria 2421 First Floor Camp Pune - 411 001 -411001

**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/INFRA2/455795/2023 dated 18 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | EC25B038MH175665   |
| 2. File No.                                | SIA/MH/INFRA2/455795/2023  |
| 3. Project Type                            | Expansion  |
| 4. Category                                | B  |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                         | Expansion in Proposed Residential and Commercial development on S. No.: 90/1 at Mohammad wadi, Pune by M/s. Namodevelopers |
| 7. Name of Company/Organization            | NAMO DEVELOPERS  |
| 8. Location of Project                     | MAHARASHTRA  |
| 9. TOR Date                                | N/A  |

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

Date: 18/07/2025

(e-signed)  
Smt. Jayashree Bhoj (IAS)  
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.*

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/455795/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Namo Developers,  
S. No.: 90/1 (part),  
Mohammadwadi, Pune.

**Subject** : Environmental Clearance for Proposed Expansion of Residential & Commercial Project at S. No.: 90/1 (part) at Mohammadwadi, Pune by M/s. Namo Developers

**Reference** : Application no. SIA/MH/INFRA2/455795/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 191<sup>st</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292<sup>nd</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8<sup>th</sup> May, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/455795/2023											
2	Name of Project	Proposed Expansion of Residential & Commercial Project at S. No.: 90/1 (part) at Mohammadwadi, Pune by M/s. Namo Developers											
3	Project Category	8(a), B2											
4	Type of Institution	Private											
5	Name of Project Proponent	<table border="1"><tr><td>Name</td><td>M/s. Namo Developers</td></tr><tr><td>Address</td><td>City view 9<sup>th</sup> floor, Opp to Apsara Talkies, 7 loves Chowk, Gultekdi, Pune</td></tr><tr><td>Tel</td><td>-</td></tr><tr><td>Mobile</td><td>77200 11970</td></tr><tr><td>Email ID</td><td>puneseep1@gmail.com</td></tr></table>		Name	M/s. Namo Developers	Address	City view 9 <sup>th</sup> floor, Opp to Apsara Talkies, 7 loves Chowk, Gultekdi, Pune	Tel	-	Mobile	77200 11970	Email ID	puneseep1@gmail.com
Name	M/s. Namo Developers												
Address	City view 9 <sup>th</sup> floor, Opp to Apsara Talkies, 7 loves Chowk, Gultekdi, Pune												
Tel	-												
Mobile	77200 11970												
Email ID	puneseep1@gmail.com												
6	Consultant	<table border="1"><tr><td>Name</td><td>Southern Enviro Engineers Private Limited</td></tr><tr><td>Address</td><td>O 307, O 406, Greens Center, Aditya Birla Hospital Marg, Thergaon, Pimpri-Chinchwad, Maharashtra – 411033</td></tr><tr><td>Telephone</td><td>+91-9527890076</td></tr><tr><td>Email ID</td><td>puneseep1@gmail.com</td></tr><tr><td>QCI Accreditation Status</td><td>QCI NABET Accreditation - QCI/NABET/ENV/ACO/23/2854 Valid upto 29.03.2026</td></tr></table>		Name	Southern Enviro Engineers Private Limited	Address	O 307, O 406, Greens Center, Aditya Birla Hospital Marg, Thergaon, Pimpri-Chinchwad, Maharashtra – 411033	Telephone	+91-9527890076	Email ID	puneseep1@gmail.com	QCI Accreditation Status	QCI NABET Accreditation - QCI/NABET/ENV/ACO/23/2854 Valid upto 29.03.2026
Name	Southern Enviro Engineers Private Limited												
Address	O 307, O 406, Greens Center, Aditya Birla Hospital Marg, Thergaon, Pimpri-Chinchwad, Maharashtra – 411033												
Telephone	+91-9527890076												
Email ID	puneseep1@gmail.com												
QCI Accreditation Status	QCI NABET Accreditation - QCI/NABET/ENV/ACO/23/2854 Valid upto 29.03.2026												
7	Applied for	Amendment in Environment Clearance											

8	Details of previous EC	We have received Environment Clearance from SEIAA vide file no. SIA/MH/MIS/262490/2022 dated 07.08.2022 for Plot area of 28,400 m <sup>2</sup> , FSI area 60,618.89 m <sup>2</sup> , Non-FSI area 33,733.15 m <sup>2</sup> and BUA of 94,352.04 m <sup>2</sup> .
9	Location of project	S. No.: 90/1 at Mohammadwadi, Pune, Maharashtra
10	Latitude and Longitude	Latitude :- 18°28'46.56"N Longitude:- 73°55'35.26"E
11	Total Plot area (m <sup>2</sup> )	28,400.00 m <sup>2</sup>
12	Deductions (m <sup>2</sup> )	7,267.78 m <sup>2</sup>
13	Net Plot Area (m <sup>2</sup> )	21,132.22 m <sup>2</sup>
14	Proposed FSI Area (m <sup>2</sup> )	52,565.17 m <sup>2</sup>
15	Proposed Non-FSI Area (m <sup>2</sup> )	34,322.59 m <sup>2</sup>
16	Proposed Total BUA area (m <sup>2</sup> )	86,887.76 m <sup>2</sup>
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	86,887.76 m <sup>2</sup> We have received IOD from Pune Municipal Corporation having outward no. zone 1/ 6084 dated 05.01.2024.
18	Total ground coverage (m <sup>2</sup> ) & %	9,103.40 m <sup>2</sup> (43.07% of Net plot area)
19	Total project cost (Rs.)	Rs.181 Crore
20	CER as per MoEF&CC circular dated 01/05/2018	CER implemented as EMP as per MoEF & CC circular dated 30.09.2020
21	Details of Building Configuration: <Please use following legends: G: Ground, LG: Lower Ground, UG: Upper Ground, B: Basement, P: Parking >	

As per previous EC dated 07.08.2022		Proposed Configuration			Remark
Building Name	Configuration	Building Name	Configuration	Height (m)	
Building A	LG + UG + 13 <sup>th</sup> Floor	Building A	LG + UG + 13 <sup>th</sup> Floor	39.90	No change
Building B	LG + UG + 13 <sup>th</sup> Floor	Building B	LG + UG + 13 <sup>th</sup> Floor	39.90	No change
Building C	LG + UG + 13 <sup>th</sup> Floor	Building C	LG + UG + 13 <sup>th</sup> Floor	39.90	No change
Building D	LG + UG + 15 <sup>th</sup> Floor	Building D	LG + UG + 15 <sup>th</sup> Floor	45.60	No Change
Building E	LG + UG + 15 <sup>th</sup> Floor	Building E	G + Mezzanine of commercial only	4.20	Deduction of Residential floors
Building F	B + LG + UG + 15 <sup>th</sup> Floor	Building F	B1 + LG + UG + P + 15 <sup>th</sup> Floor	44.95	Addition of one Floor
Club House	G + 1 <sup>st</sup> Floor	Club House	G + 2 <sup>nd</sup> Floor	13.75	Addition of one floor

22	Total number of tenements and Population	Residential: 618 nos. Commercial : 60 Shops & 23 Offices													
23	Total Water Requirement														
		<b>Dry Season</b>	<b>Wet Season</b>												
	Freshwater (in m <sup>3</sup> /day)	306.22 m <sup>3</sup> /day	306.22 m <sup>3</sup> /day												
	Recycled water (Flushing)	161.55 m <sup>3</sup> /day	161.55 m <sup>3</sup> /day												
	Recycled water (Gardening)	14.60 m <sup>3</sup> /day	0 m <sup>3</sup> /day												
	Total water requirement	482.37 m <sup>3</sup> /day	467.77 m <sup>3</sup> /day												
	Wastewater generation	421.12 m <sup>3</sup> /day	421.12 m <sup>3</sup> /day												
24	Firefighting (Underground water tank)	300 m <sup>3</sup>	300 m <sup>3</sup>												
	Firefighting (Overhead water tank)	As per Fire NOC	As per Fire NOC												
25	Source of water	Irrigation department, Pune													
26	Rain Water Harvesting (RWH)														
	i) Level of the ground water table	Post-monsoon: 3-4 m BGL Pre-monsoon: 10-11 m BGL													
	ii) Size and no of RWH tank(s) and Quantity	NA													
	iii) Quantity and size of recharge pits	No. of recharge pits: 12 nos. Size recharge pit : 2.5 m X 1.5 m X 1.0 m.													
	iv) Details of UGT tanks if any:	Fire UGT capacity – 300 m <sup>3</sup> Domestic UGT capacity – 461 m <sup>3</sup> Flushing UGT capacity – 243 m <sup>3</sup>													
27	Sewage and waste water Demand	<table border="1"> <tr> <td>i) Sewage generation in KLD</td> <td>421.12 m<sup>3</sup>/day</td> </tr> <tr> <td>ii) STP technology</td> <td>MBBR</td> </tr> <tr> <td>iii) No. and Capacity of STP</td> <td>1 no. x 470 m<sup>3</sup>/day</td> </tr> </table>		i) Sewage generation in KLD	421.12 m <sup>3</sup> /day	ii) STP technology	MBBR	iii) No. and Capacity of STP	1 no. x 470 m <sup>3</sup> /day						
i) Sewage generation in KLD	421.12 m <sup>3</sup> /day														
ii) STP technology	MBBR														
iii) No. and Capacity of STP	1 no. x 470 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>27 kg/day</td> <td>-</td> </tr> <tr> <td>ii) Wet waste</td> <td>18 kg/day</td> <td>-</td> </tr> <tr> <td>iii) Construction Waste generation</td> <td>Excavation quantity: 32,494.53 m<sup>3</sup></td> <td>Out of total excavation, 25,872.5 m<sup>3</sup> of excavation debris from proposed buildings for landscape backfilling activity for topsoil preservation and the remaining excavation debris of 6,622.03 m<sup>3</sup> will be used for another project that is close to our project site at S.no. 66, at Mohammadwadi, Pune.</td> </tr> </tbody> </table>		Type	Quantity	Treatment/ disposal	i) Dry waste	27 kg/day	-	ii) Wet waste	18 kg/day	-	iii) Construction Waste generation	Excavation quantity: 32,494.53 m <sup>3</sup>	Out of total excavation, 25,872.5 m <sup>3</sup> of excavation debris from proposed buildings for landscape backfilling activity for topsoil preservation and the remaining excavation debris of 6,622.03 m <sup>3</sup> will be used for another project that is close to our project site at S.no. 66, at Mohammadwadi, Pune.
Type	Quantity	Treatment/ disposal													
i) Dry waste	27 kg/day	-													
ii) Wet waste	18 kg/day	-													
iii) Construction Waste generation	Excavation quantity: 32,494.53 m <sup>3</sup>	Out of total excavation, 25,872.5 m <sup>3</sup> of excavation debris from proposed buildings for landscape backfilling activity for topsoil preservation and the remaining excavation debris of 6,622.03 m <sup>3</sup> will be used for another project that is close to our project site at S.no. 66, at Mohammadwadi, Pune.													

				This site is owned by Namu Developers.
29	Solid Waste Management during operation Phase:			
		<b>Type</b>	<b>Quantity (kg/day)</b>	<b>Treatment/ disposal</b>
		Total waste generation	1,771 kg/day	
		Wet waste	1,017 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.
		Dry waste	748 kg/day	Handed over to the authorized recycling agency
		STP sludge (dry)	27 kg/day	will be used as manure
		E-waste	6 kg/day	Handed over to authorize recyclers.
30	Green Belt Development			
		Net Plot Area (m <sup>2</sup> )	21,132.22 m <sup>2</sup>	
		Total R.G. area Required (10 % Net plot area)	2,113.22 m <sup>2</sup>	
		Total R.G. area Provided	2,432.61 m <sup>2</sup>	
		Total lawn area	3,038.07 m <sup>2</sup>	
		Total Shrub Area	2,535.96 m <sup>2</sup>	
		Existing Trees on Project Site	62 nos	
		Trees to be Cut	00 nos	
		Trees to be Retained	62 nos	
		Required Trees on site	304 nos. (1 Tree @ 80 m <sup>2</sup> of plot area)	
		Total proposed trees to be planted	242 nos	
		Total No. of Trees	= 242 (Proposed trees) + 62 (Existing Retained trees) = 304 Nos	
31	Power requirement			
		Source of power supply	MSEDCL	
		During Construction Phase: (Demand Load)	100 kVA	
		During Operation phase (Connected Load)	3,298 kVA	
		During Operation phase (Demand Load)	1,709 kVA	
		Transformer	3 nos. x 630 kVA	
		DG set	1 no. x 380 kVA	
		Fuel Used	Diesel	
32	Details of Energy saving	Overall energy saving: 20.92% Renewable energy saving: 5%		
33	Environmental Management plan budget during Construction phase			
		<b>Parameter</b>	<b>Cost (Rs. In Lakh)</b>	
		Site Barricading, Dust Suppression measures & Noise	29.0	

	control enclosures		
	Mobile Toilets & Sanitation management in Labor Colony		4.80
	Labour Safety & Training		4.00
	Disinfection & Health Programmes for Labour		0.51
	Environmental Monitoring		1.70
	Environmental Monitoring cell		3.27
	<b>Total</b>		<b>43.28</b>
34	<b>Environmental Management plan budget during Operation phase</b>		
	<b>Operation Phase</b>	<b>Description</b>	<b>Capital cost (Rs. in Lakh)</b>
			<b>O &amp; M Cost (Rs. Lakh /annum)</b>
	Sewage treatment plant	1 no of STP having Capacity 470 m <sup>3</sup> /day (MBBR)	63.80
	Rain water harvesting	12 nos. of recharge pits proposed.	9.00
	Solid Waste management	Cost for treatment of biodegradable garbage in OWC	23.50
	Environment Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF&CC Approved Lab
	Landscape development	304 nos. of trees to be planted.	111.12
	Energy conservation	Solar Panels, VFD Lift, APFC Panel	127.29
	Fire fighting	-	75.0
	Basement air cleaning system & ventilation	-	3.0
	Low flow devices, Basement dewatering	-	2.5
	Disaster Management	Lightening Arrester	25.00
	<b>Total</b>		<b>440.2</b>
			<b>42.7</b>
35	<b>Traffic Management:</b>		
	<b>Type</b>	<b>Required as per DCR</b>	<b>Actual Provided</b>
			<b>Area per parking (m<sup>2</sup>)</b>
	4 - wheeler	407 nos.	462 nos.
	2 - wheeler	1,384 nos.	1,661 nos.
	Parking area	21,742.09 m <sup>2</sup>	21,742.09 m <sup>2</sup>
			30 m <sup>2</sup> for ground parking, 35 m <sup>2</sup> for Basement parking.
			4.2 m <sup>2</sup>
36	Details of Court cases / litigations w.r.t. the project and project location if any.		No court case

The comparative statement for the project is as below:

Sr.	Project Details	Details As per previous EC 07.08.2022	Change	Proposed Expansion	Unit	Remarks	Reason
1	<b>Category</b>	8 (a) B2	-	8 (a) B2	-	No change	
2	<b>Area Details</b>						
a)	Total Plot Area	28,400.00	0	28,400.00	m <sup>2</sup>	No change	-
b)	Deductions	4,073.89	+ 3,193.89	7,267.78	m <sup>2</sup>	Increased	-
c)	Net Plot Area	24,326.11	- 3,193.89	21,132.22	m <sup>2</sup>	Decreased	Deductions for amenity
d)	Proposed FSI Area	60,618.89	- 8,053.72	52,565.17	m <sup>2</sup>	Decreased	Resi. Bldg. D dropped
e)	Non FSI Area	33,733.15	+ 589.44	34,322.59	m <sup>2</sup>	Increased	Planning change
f)	Total BUA	94,352.04	- 7,464.28	86,887.76	m <sup>2</sup>	Decreased	Resi. Bldg. D dropped
g)	Ground Coverage	6,051	+ 3,052.40	9,103.40	m <sup>2</sup>	Increased	Planning change
3	<b>Project Cost</b>	Rs. 185 Crore	- 4	Rs. 181 Crore	Rs. in Crore	Decreased	Resi. Bldg. D dropped
4	<b>Total Tenement</b>	Residential: 706 nos Commercial : 60 shops & 23 offices	Residential: - 88 nos	Residential: 618 nos. Commercial: 60 Shops & 23 Offices	Nos	Decreased	Decreased in 88 no. of flat and BUA
5	<b>Max. height of the building</b>	44.95	+ 0.65	45.60	m	Increased	Planning change
6	<b>Total Population</b>	4,366	- 148	4,218	Nos	Decreased	As per NBC norms
7	<b>Total water requirement</b>	554	- 71.63	482.37	m <sup>3</sup> /day	Decreased	Decrease in population
a)	Fresh water requirement	334	- 27.78	306.22	m <sup>3</sup> /day	Decreased	Decrease in population
b)	Flushing water requirement	180	- 18.45	161.55	m <sup>3</sup> /day	Decreased	Decrease in population
c)	Landscaping water requirement	40	- 25.4	14.60	m <sup>3</sup> /day	Decreased	-
8	<b>STP details</b>						
a)	Sewage generation	463	- 41.88	421.12	m <sup>3</sup> /day	Decreased	Decrease in population
b)	STP Capacity (MBBR)	470	0	470	m <sup>3</sup> /day	No change	-

Technology)						
-------------	--	--	--	--	--	--

Sr.	Project Details	Details As per previous EC_07.08.2022	Change	Proposed Expansion	Unit	Remarks	Reason
<b>9 Solid waste management</b>							
a)	Total solid waste	1,992	- 221	1,771	kg/day	Decreased	Decrease in population
b)	Biodegradable waste	1,146	- 129	1,017	kg/day	Decreased	Decrease in population
c)	Non-Biodegradable waste	833	- 85	748	kg/day	Decreased	Decrease in population
d)	E - Waste	13	- 7	6	kg/day	Decreased	Decrease in population
e)	STP dry sludge	29	- 2	27	kg/day	Decreased	Decrease in population
<b>10 Green belt development</b>							
a)	RG area	2,432.61	0	2,432.61	m <sup>2</sup>	No Change	-
b)	Total proposed trees to be planted	304	0	304	Nos	No Change	-
<b>11 Parking details</b>							
a)	Parking area	-	-	21,742.09	m <sup>2</sup>	-	-
b)	2-Wheeler	2,081	- 420	1,661	Nos	Decreased	Provided As per requirement
c)	4- Wheeler	654	- 192	462	Nos	Decreased	
<b>12 Power requirement</b>							
a)	Connected load	3,589	- 291	3,298	kVA	Decreased	Provided As per requirement
b)	Demand load	1,867	- 158	1,709	kVA	Decreased	
c)	DG set nos. & capacity	1 no x 250 kVA	+ 130	1 no x 380 kVA	No x kVA	Increased	
d)	Transformer	3 no x 630 kVA & 1 no x 315 kVA	- 315	3 nos x 630 kVA	No x kVA	Decreased	
13.	RWH pits	18 Nos ( 11 Surface & 7 Roof top)	- 6	12 Nos (8 Surface & 4 Rooftop )	Nos	Decreased	Provided As per requirement

Sr.	Project Details	As per previous	Change required	Proposed Expansion	Unit	Remarks	Reason
-----	-----------------	-----------------	-----------------	--------------------	------	---------	--------

		EC_07.08.2022					
a)	Total Plot Area	28,400.00	0	28,400.00	m <sup>2</sup>	No change	-
b)	Deductions	4,073.89	+ 3,193.89	7,267.78	m <sup>2</sup>	Increased	-
c)	Net Plot Area	24,326.11	- 3,193.89	21,132.22	m <sup>2</sup>	Decreased	-
d)	Proposed FSI Area	60,618.89	- 8,053.72	52,565.17	m <sup>2</sup>	Decreased	Resi. Bldg. D dropped
e)	Non FSI Area	33,733.15	+ 589.44	34,322.59	m <sup>2</sup>	Increased	Planning change
f)	Total BUA	94,352.04	- 7,464.28	86,887.76	m <sup>2</sup>	Decreased	Resi. Bldg. D dropped

Details As per previous EC 07.08.2022			Proposed expansion			Remark	Status of Construction
Name of Building	Configuration	Height (m)	Name of Building	Configuration	Height (m)		
Building A	LG + UG + 13 Floors	39.90	Building A	LG + UG + 13 Floors	39.90	No change	Building in Operation
Building B	LG + UG + 13 Floors	39.90	Building B	LG + UG + 13 Floors	39.90	No change	Building in Operation
Building C	LG + UG + 13 Floors	39.90	Building C	LG + UG + 13 Floors	39.90	No change	Building in Operation
Building D	LG + UG + 15 Floors	44.95	Building D	LG + UG + 15 Floors	45.60	Footprint Change	Not yet started
Building E	LG + UG + 15 Floors	44.95	Building E	G + Mezzanine of commercial only	4.20	Deduction of Residential floors	Not proposed
Building F	B + LG + UG + 15 Floors	44.95	Building F	B + LG + UG + P + 15 Floors	44.95	Addition of one Floor	2 <sup>nd</sup> slab Under Construction
Club House	G + 1 Floor	9.00	Club House	G + 2 Floors	13.75	Addition of one floor	1 <sup>st</sup> slab Under Construction

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide Letter No. SIA/MH/MIS/262490/2022 dated 7.08.2022 for total BUA of 94,352.04 m<sup>2</sup>. Proposal has been considered by SEIAA in its 292<sup>nd</sup> (Day-2) meeting held on 8<sup>th</sup> May, 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 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.
2. PP to submit Certified Compliance Report (CCR) by RO, MoEF&CC
3. 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.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. 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.
6. 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.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. 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 2,432.61 m<sup>2</sup> on mother earth. 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- 52,565.17 m<sup>2</sup>, Non FSI- 34,322.59 m<sup>2</sup>, Total BUA- 86,887.76 m<sup>2</sup>. (Plan approval No. zone 1/6084 dated 05.01.2024).

**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, 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 Bhoj

(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.

