



File No: SIA/MH/INFRA2/534084/2025

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



Dated 21/07/2025



To,

Ankit Chhajer
WHITE MARBLES REALTIES PRIVATE LIMITED
S.no.510/511,9th floor, Cityviw,Near Seven Loves Chowk, Gultekdi,Pune,411037, PUNE,
MAHARASHTRA, 411037
majestiquewarje87@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 Project with Shops at S. No. 87, Warje, Village Haveli, Dist. Pune by M/s. White Marbles Realities Private Limited submitted to Ministry vide proposal number SIA/MH/INFRA2/534084/2025 dated 16/04/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3801MH5943720N
(ii) File No.	SIA/MH/INFRA2/534084/2025
(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 Project with Shops at S. No. 87, Warje, Village Haveli, Dist. Pune by M/s. White Marbles Realities Private Limited
(viii) Name of Company/Organization	WHITE MARBLES REALTIES PRIVATE LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

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 19/06/2025. 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 19/06/2025, 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. Ankit Chhajed 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"> 1. PP to submit Certified Compliance Report from RO, MoEF&CC, Nagpur. 2. 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. 3. 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. 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

S. No	EC Conditions
	<p>construction phase should not be drinking water.</p> <p>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.</p> <p>7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p> <p>8. 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	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

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/534084/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s White Marbles Realities Pvt. Ltd,
S. No. 87, Village Warje, Taluka Haveli,
District Pune.

Subject : Environmental Clearance for Expansion in Proposed Residential Project with Shops at S. No. 87, Warje, Village Haveli, Dist. Pune by M/s. White Marbles Realities Private Limited

Reference : Application no. SIA/MH/INFRA2/534084/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 217th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 296th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 19th June, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/534084/2025	
2	Name of Project	Expansion in Proposed Residential Project with Shops at S. No. 87, Village Warje, Taluka Haveli, District Pune by White Marbles Realities Pvt. Ltd.	
3	Project Category	8(a), B2 Category	
4	Type of Institution	Private	
5	Name of Project Proponent	Name	Mr. Ankit Chhajed, Director
		Address	S.no.510/511, 9 th floor, Cityview, Near Seven Loves Chowk, Gultekdi, Pune, 411037
6	Consultant	Name	Open Arch Design and Enviro Solutions LLP
		Address	1104 / 1105, 11th Floor, Real Tech Park, Sector 30A, near Vashi Railway Station, Vashi, Navi Mumbai
7	Applied for	Expansion in Environment Clearance	
8	Details of previous EC	EC received on 05.01.2024 for 1,22,901.27 m ² BUA.	
9	Location of project	S. No. 87, Village - Warje, Taluka - Haveli, District – Pune, Maharashtra	
10	Latitude and Longitude	Latitude From 18°29'6.20"N to 18°29'9.28"N Longitude From 73°47'6.59"E to 73°47'13.17"E	
11	Total Plot area (m ²)	20,700 m ²	
12	Deductions (m ²)	7,207.74 m ²	
13	Net Plot Area (m ²)	13,492.26 m ²	

14	Proposed FSI Area (m ²)	74,300.53 m ²							
15	Proposed Non-FSI Area (m ²)	53,625.03 m ²							
16	Proposed Total BUA area (m ²)	1,27,925.56 m ²							
17	TBUA (m ²) approved by Planning Authority till date	1,27,925.56 m ² The approved plan received from Pune Municipal Corporation having file no. जा. क्र.: झोन क्र. ३/३०६ on dated 08.04.2025							
18	Total ground coverage (m ²) & %	12,138.09 m ² i.e., 89.96% of Net plot area							
19	Total project cost (Rs.)	Rs.268 crore							
20	CER as per MoEF & CC circular dated 01/05/2018	Not applicable							
21	Details of Building Configuration:								
As per previous EC Application File No.: SIA/MH/INFRA2/435351/2023		EC received dated 05.01.2024 (Restricted to IOD dated 07.11.2023)	Proposed Configuration	Remark	Reason				
Buildin g Name	Configurati on	Heig ht (m)	Configurati on	Heig ht (m)	Buildin g Name	Configuration	Hei ght (m)		
Wing A	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	Wing A	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	37.05	No Change	-
Wing B	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	Wing B	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	37.05	No Change	-
Wing C	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	Wing C	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	37.05	No Change	-
Wing D	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	Wing D	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	37.05	No Change	-
Wing E	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	Wing E	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	37.05	No Change	-
Wing F	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	37.05	Wing F	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	37.05	No Change	-
Wing G	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	40.05	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	36.74	Wing G	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	40.05	No Change	EC restricted up to 11 th floor
Wing	B3 + B2 +	40.05	B3 + B2 +	36.74	Wing	B3 + B2 + B1	40.05	No	(Restrict ed to IOD

	H	B1 + L GR + U GR/STILT + 1st to 12th floor		B1 + L GR + U GR/STILT + 1st to 11th floor		H	+ L GR+ U GR/STILT + 1st to 12th (Resi) floor	05	Change	dated 07.11.2023)	
	Wing I	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	43.05	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	36.74	Wing I	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	43.05	No Change		
	Wing J	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	43.05	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	36.74	Wing J	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	43.05	No Change		
	Wing K	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	43.05	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	36.74	Wing K	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	43.05	No Change		
	Wing L	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	43.05	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	36.74	Wing L	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	43.05	No Change		
	Wing M	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	43.05	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	36.74	Wing M	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	43.05	No Change		
	Wing N	B2+B1+LG (shops)		B2+B1+LG (shops)		Wing N	B2+B1+LG (shops)		No Change	-	
	Wing N (Inclusive Hou.)	B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	37.20	B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	37.20	Wing N (Inclusive Hou.)	B2 + B1 + L GR (PK+Comm) + U GR/STILT + 1st to 11th (Resi) floor	37.20	No Change	-	
	-	-	-	-	-	Club House	Gr + 1 st Floor	7.85	-	Missed to add in EC building configuration	
22	Total number of tenements and Population				No. of Tenements: 706 Nos No. of Shop:28						
23	Total Water Requirement										
	Dry Season					Wet Season					

	Freshwater (in m ³ /day)	327 m ³ /day	327 m ³ /day	
	Recycled water (Flushing)	166 m ³ /day	166 m ³ /day	
	Recycled water (Gardening)	12 m ³ /day	6 m ³ /day	
	Swimming pool	NA	NA	
	Total water requirement	505 m ³ /day	498 m ³ /day	
	Wastewater generation	443 m ³ /day	443 m ³ /day	
24	Firefighting (Underground water tank)	700 m ³	700 m ³	
	Firefighting (Overhead water tank)	280 m ³	280 m ³	
25	Source of water	Pune Municipal Corporation (PMC)		
26	Rain Water Harvesting (RWH)			
	i) Level of the ground water table	Pre monsoon: 8 to 9 m BGL Post monsoon: 4 to 5 m BGL		
	ii) Size and no of RWH tank(s) and Quantity	NA		
	iii) Quantity and size of recharge pits	5 nos. (1 surface + 4 terraces rain water) of recharge pit Terraces recharge pit size: 2 m x 1.5 m x 2 m Surface recharge pit size: 2 m x 2 m x 1.9 m		
	iv) Details of UGT tanks if any:	Domestic UG tank capacity: 501 m ³ Flushing UG tank capacity: 250 m ³ Fire UG tank capacity: 700 m ³		
27	Sewage and waste water Demand	i) Sewage generation in KLD	443 m ³ /day	
		ii) STP technology	MBBR	
		iii) No. and Capacity of STP	1 no. x 30 m ³ /day, 1 no. x 420 m ³ /day	
28	Solid Waste Management during Construction phase:	Type	Quantity	Treatment/ disposal
		i) Dry waste	6 kg/day	-
		ii) Wet waste	4 kg/day	-
	iii) Construction Waste generation	Excavation quantity: 1,10,650.10 m ³	Reuse 2,025 m ³ of excavation debris from proposed buildings for landscape backfilling activity for topsoil preservation and the remaining excavation debris of 1,08,625 m ³ will be used on another project site at S.no. 123 and 124 Dhayari, Pune.	
29	Solid Waste Management during operation Phase:	Type	Quantity (kg/day)	Treatment/disposal
		Total waste generation	1,836 kg/day	-
		Wet waste	1,087 kg/day	Through Organic Waste Convertor. Generated manure will be used for gardening.
		Dry waste	743 kg/day	Handed over to the authorized recycling agency
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		STP sludge (dry)	4 kg/day	will be used as manure
	E-waste	6 kg/day	Handed over to authorized recyclers.	
30	Green Belt	Total RG area	1,350 m ²	

	Development	No. of trees required in plot area	169 nos	
		Total no. of Existing trees	75 nos.	
		Existing trees to be transplanted	00	
		No. of trees to be cut	33 nos	
		Total no. of trees to be retained	42 nos	
		Compensatory trees required	291 nos.	
		Total newly trees to be planted	418 nos.	
		Total no. of proposed trees (Including Proposed + Compensatory)	418 nos	
		Total no. of trees in net plot area (Including Retained Proposed + Compensatory)	460 nos	
31	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase: (Demand Load)	125 kVA	
		During Operation phase (Connected Load)	5,239.7 kW	
		During Operation phase (Demand Load)	2,268 kW	
		Transformer	4 no. x 630 kVA	
		DG set	1 no. x 500 kVA, 1 no. x 30 kVA 1 no. x 15 kVA	
		Fuel Used	HSD	
32	Details of Energy saving	Overall energy saving: 22.79%		
		Renewable energy saving: 18.60%		
33	Environmental Management plan budget during Construction phase			
	Parameter	Description & Criteria	Estimation	Cost (Lakh)
	Air Environment	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose.	Water tanker/ day during construction phase 1 Water tanker/ day for 10 months	1
	Socio- Economic Environment	Site sanitation, Toilets, safe drinking water	10 No. of Toilets for Ladies & Gents workers	2
		Disinfection at site	Cleaning and maintaining the site	2
		Health check-up for workers, first aid kit	Periodic health checkup	1
	Environment management	Ambient air, drinking water, noise and soil testing on regular basis.	Monitoring of Air, Noise, Soil and water and wastewater through MoEF Approved lab	3
		LED lamps for labour hutments	1 lamp per hutment per year	1
		Gardening set up	Maintain landscape during construction phase	1
	Training & Awareness	Safety personal protective equipment & Training programs	PPE and Safety equipment distribution Safety workshop, audit	1
Total			12	

34	Environmental Management plan budget during Operation phase				
	Sr.	Component	Details	Capital (Lacs)	O&M (Lacs/Y)
	1.	Sewage Treatment Plant	2 no. of STP having capacity 450 m ³ /day	140.25	1.1
	2.	Rain Water Harvesting	5 nos. of recharge pits	7	0.75
	3.	Solid Waste Management	Treatment of biodegradable garbage in OWC	25	3.00
	4.	Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF App. Lab	2
	5.	Landscape development	Developed landscape area is 1,350 m ²	23.55	6.87
	6.	Energy Conservation	Solar PV Cells	185.7	5.6
	7.	Firefighting system		75	2
	8.	Storm water management	Laying of storm & Sewer line up to final disposal point	12	0.60
	9.	Basement air cleaning system & ventilation		150	15
	10.	Low flow devices, Basement dewatering		3	0.30
11.	Disaster Management		25	2	
	Total		646.5	39.22	

35	Traffic Management:	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4 -wheeler	676 nos.	692 nos.	30 m ² for ground parking, 35 m ² for Basement parking.
		2 -wheeler	804 nos.	1,972 nos.	4.2 m ²
		Parking area	10,100.5 m ²	31,782.4 m ²	

36	Details of Court cases / litigations w.r.t. the project and project location if any.	S.No	Litigation Case No. / Court	Filed Under section / Remarks
		1	R.C.S.1952/2013 which is pending before the Hon'ble CJSD Court of Pune, at Pune.	The said suit is filed for declaration of status as agent and injunction against them (irrevocable Agency). The said claim had filed on 19/10/2013. No injunction has been granted in the said suit till date.
		2	Spl.C.S. 526/2023 which is pending before the Hon'ble CJSD Court of Pune, at Pune.	Mrs. Swati Bodake and others have filed the civil suit against Mr. Dangat and others for specific performance of agreement with respect to land admeasuring area about 60R out of the said land. No injunction has been granted in the said suit till date.
		3	Spl.C.S. 1697/2024 which is pending before the Hon'ble CJSD Court of Pune, at Pune.	The said suit is for declaration possession specific performance partition and injunction filed under section VI of Civil Procedure Code. No injunction has been granted in the said suit till date.

Comparative statement details:

Sr.	Description	Details as per EC received on 05/01/2023	As per proposed expansion	Remarks
1	Total Plot Area (m2)	20700	20700	Remains Same
3	Net Plot Area (m2)	7207.74	7207.74	

4	FSI Area (m2)	69308.63	74300.53	Increased by 4991.90		
5	Non FSI Area (m2)	53592.64	53625.03	Increased by 32.39		
6	Total Construction (m2)	122901.27	127925.56	Increased by 5024.29		
7	Building wise details	Wing A	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing A	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	PP has now proposed as per the previous proposal
		Wing B	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing B	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	
		Wing C	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing C	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	
		Wing D	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing D	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	
		Wing E	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing E	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	
		Wing F	B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing F	B2 + B1 + L GR + U GR/STILT + 1st to 12th (Resi) floor	
		Wing G	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing G	B3 + B2 + B1 + L GR+ U GR/STILT + 1st to 12th (Resi) floor	
		Wing H	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 12th floor	Wing H	B3 + B2 + B1 + L GR+ U GR/STILT + 1st to 12th (Resi) floor	
		Wing I	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	Wing I	B3 + B2 + B1 + L GR(PK+Com m) + U	

					GR/STILT + 1st to 13th (Resi) floor	
		Wing J	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	Wing J	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	
		Wing K	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	Wing K	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	
		Wing L	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	Wing L	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	
		Wing M	B3 + B2 + B1 + L GR + U GR/STILT + 1st to 13th floor	Wing M	B3 + B2 + B1 + L GR(PK+Comm) + U GR/STILT + 1st to 13th (Resi) floor	
		Wing N	B2+B1+LG (shops)	Wing N	B2+B1+LG (shops)	
		Wing N (Inclusive Hou.)	B2 + B1 + L GR + U GR/STILT + 1st to 11th floor	Wing N (Inclusive Hou.)	B2 + B1 + L.GR (PK+Comm) + U GR/STILT + 1st to 11th (Resi) floor	
		-	-	Club House	Gr + 1 st Floor	
8	No. of Tenements	No. of Tenements: 706 Nos		No. of Tenements: 706 Nos		Remains same as previously made application
9	No. of users					
10	Domestic Water Reqt. (KLD)	327		327		
11	Flushing Water Reqt. (KLD)	166		166		
12	Landscaping Water Reqt. (KLD)	12		12		

13	Sewage Generation(KLD)		443		443
14	STP Capacity (KLD)		420 x 1 and 30 x 1		420 x 1 and 30 x 1
15	Bio-degradable waste (Kg/day)		1087		1087
16	Non-Bio-degradable waste (Kg/day)		743		743
17	Power requirement (kVA)	(Operation phase) Connected load	5239.70	(Operation phase) Connected load	5239.70
		(Operation phase) Demand load	2268	(Operation phase) Demand load	2268
18	DG sets		500 kVA-1 nos 30 kVA-1 nos 15 kVA-1 nos		500 kVA-1 nos 30 kVA-1 nos 15 kVA-1 nos
19	RG area		1350		1350
20	Location of RG area		On ground		On ground

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. EC24B038MH134947 dated 05.01.2024 for total BUA of 1,22,901.27 m². Proposal has been considered by SEIAA in its 296 (Day-2) meeting held on 19th June, 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:

SEAC Conditions-

1. PP to submit Certified Compliance Report from RO, MoEF&CC, Nagpur.
2. 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.
3. 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.
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

SEIAA Conditions-

1. PP has provided mandatory RG area of 1,349.23 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to 39.143m AGL as per MOD NOC dated 14.04.2023.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA decided to grant EC for FSI- 74,300.53 m², Non FSI- 53,625.03 m², Total BUA- 1,27,925.56 m². (Plan approval No- Zone 3/306 dated 08.04.2025)

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.


Jayashree Bhoj (IAS)
(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 (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.