



File No: SIA/MH/INFRA2/528339/2025

Government of India

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

\*\*\*



Date 19/08/2025



To,

Samir Patil  
PEGASUS PROPERTIES PRIVATE LIMITED  
Kumar Capital, 2413, East Street, Camp, Pune, 411001, Camp, PUNE, MAHARASHTRA, 411001  
moef12@kumarworld.com

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

**Sir/Madam,**

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/528339/2025 dated 11/03/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

<b>(i) EC Identification No.</b>	EC25B3813MH5531308N
<b>(ii) File No.</b>	SIA/MH/INFRA2/528339/2025
<b>(iii) Clearance Type</b>	Fresh EC
<b>(iv) Category</b>	B1
<b>(v) Project/Activity Included Schedule No.</b>	8(b) Townships/ Area Development Projects / Rehabilitation Centres
<b>(vii) Name of Project</b>	Proposed Residential & Commercial project at Plot no.R-1/1/A, R/1/1/C, R/1/2/A, R/1/2/B, R/1/2/C1, R/1/3, R/1/4 Rajiv Gandhi Infotech Park Phase III, Village: Maan & Bhoirwadi, Taluka: Mulashi, District: Pune, Maharashtra by Pegasus Properties Pvt. Ltd
<b>(viii) Name of Company/Organization</b>	PEGASUS PROPERTIES PRIVATE LIMITED
<b>(ix) Location of Project (District, State)</b>	PUNE, MAHARASHTRA
<b>(x) Issuing Authority</b>	SEIAA
<b>(xi) Applicability of General Conditions as per EIA Notification, 2006</b>	No

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

## Annexure 1

## 1. Specific

S. No	EC Conditions
1.1	<p>1. PP to provide grass pavers in the car parking areas and provide tree plantation in patches in the car parking areas.</p> <p>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 <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.</p> <p>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.</p> <p>4. PP to prepare and implement plan to make proposed project a plastic free zone.</p> <p>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.</p> <p>6. 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>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 the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed Residential & Commercial project at Plot no.R-1/1/A, R/1/1/C, R/1/2/A, R/1/2/B, R/1/2/C1, R/1/3, R/1/4 Rajiv Gandhi Infotech Park Phase III, Village: Maan & Bhoirwadi, Taluka: Mulashi, District: Pune, Maharashtra by Pegasus Properties Pvt. Ltd	
b.	Latitude and Longitude of the project site	18.57271092513248,73.67861041539358 18.58161744524777,73.6886578102876	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	40.39

S. No.	Particulars	Details	
		Nature of Land involved	
		Forest Land (B)	
		Total Land (A+B)	
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	394960	
g.	EMP Cost (in lacs)	1801.23	
h.	Employment Details		

#### Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Building Construction	Product	1560074	337009.08	1223064.92	Sq. m.	Road

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/528339/2025  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s.Pegasus Properties Pvt. Ltd.,  
Plot no.R-1/1/A, R/1/1/C, R/1/2/A,  
R/1/2/B, R/1/2/C1, R/1/3, R/1/4,  
Rajiv Gandhi Infotech Park Phase III,  
Village: Maan & Bhoirwadi, Taluka: Mulashi,  
District: Pune.

Subject : Environmental Clearance for Proposed Residential & Commercial project at Plot no.R-1/1/A, R/1/1/C, R/1/2/A, R/1/2/B, R/1/2/C1, R/1/3, R/1/4 Rajiv Gandhi Infotech Park Phase III, Village: Maan & Bhoirwadi, Taluka: Mulashi, District: Pune, Maharashtra by M/s.Pegasus Properties Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/528339/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 219<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 299<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28<sup>th</sup> July, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/528339/2025
2	Name of Project	Residential and Commercial Project
3	Project category	8(b), B1
4	Type of Institution	Private
5	Project Proponent	Name
		Pegasus Properties Pvt Ltd.
6	Consultant	Registered Office address
		Kumar Capital, 1st floor, 2413, East Street, Camp, Pune.
7	Applied for	Expansion
8	Details of previous EC	EC23B039MH194094 dated 27.09.2023
9	Location of the project	Plot no. R-1/1/A, R-1/1/C, R-1/2/A, R-1/2/B, R-1/2/C1, R-1/3, R-1/4, Rajiv Gandhi Infotech Park - phase III, Village – Maan and Bhoirwadi, Taluka - Mulshi, Pune
10	Latitude and Longitude	Latitude: 18°34'31.66"N , Longitude: 73°41'00.38"E
11	Total Plot Area (m <sup>2</sup> )	3,59,736.17
12	Deductions (m <sup>2</sup> )	0
13	Net Plot area(m <sup>2</sup> )	3,59,736.17

14	Proposed FSI area(m <sup>2</sup> )	7,88,504.26
15	Proposed non-FSI area(m <sup>2</sup> )	4,34,560.66
16	Proposed TBUA (m <sup>2</sup> )	12,23,064.92
17	TBUA (m <sup>2</sup> ) approved by planning Authority till date	12,25,854.73 sq. m. letter no. P-426667 dated 10/03/2025
18	Ground coverage (m <sup>2</sup> ) and%	44898.21 m <sup>2</sup> (12.48 %)
19	Total Project Cost (Rs.)	Rs. 3,949.60 Cr.
20	CER as per MoEF and Circular Dated 01/05/2018	Activity      Location      Cost (Rs.)      Duration EMP cost of Rs. 4491.72 Lakh to be considered as CER as per OM dated 25.02.2021.

21 Details of Building Configuration:						Reason for Modification/ Change
Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Building 1 Mystic (1 building)	2B+G+21F	69.30	Building 1 Mystic (1 building)	2B+G+21F	69.30	No Change
Building 7 Sangria (1 building)	B+G+21F	69.30	Building 7 Sangria (1 building)	B+G+21F	69.30	
School – (1 building)	G+3F	15.00	School – (1 building)	G+3F	15.00	
Smart Home 4-Symphony (2 buildings)	2P+G+13F	42.90	Smart Home 4- Symphony (2 buildings)	2P+G+13F	42.90	
Smart Home 5- Springs (7 buildings)	2P+13 with 2 Po. Pk.	42.90	Smart Home 5- Springs (7 buildings)	2P+13 with 2 Po. Pk.	42.90	
Switching Station -1 No.	G	6.00	Switching Station-1 No.	G	6.00	
Smart Home 6- Saffron (15 buildings)	G+13 and G+14 with 3 Po. Pk.	44.95	Smart Home 6- Saffron (15 buildings)	G+13 and G+ 14 with 3 Po. Pk.	44.95	
Commercial/ conv. Shop (2 buildings)	Gr	4.95	Commercial /conv. Shop (2 buildings)	Gr	4.95	
Smart Home 7-Serenity (16 buildings)	G+18 and G+19 with 3 Po. Pk.	59.70	Smart Home 7-Serenity (16 buildings)	G+18 and G+19 with 3 Po. Pk.	59.70	
Building 8 (1 building)	3P+G+20F	80.65	Building 8 (1 building)	3P+G+20 F	80.65	
Commercial (1 building)	G+2P+5F	30.00	I-Trend (1 buildings)	B+LG+UG +4P+26 F	107.90	

14 nos. of club house	G+1	-	14 nos. of club house	G+1	-	
Building A1 to A4 (4 buildings)	G+33 F	110	-	-	-	Change in design and Planning
A5, A6 (2 buildings)	G+5 F	24.65	A1 to A5 (5 buildings)	G + 36 F	116.55	
Parking Structure with Club Houses	P1+P2+P3+P4+2F	21.90				
A7, A8, A9 (3 buildings)	G+5 F	24.65	T1 to T7 (7 buildings)	B/LG + UG + 38 F	103.00	
A10, A11, A12, A13 (4 buildings)	G+5 F	24.65				
TOWER 1 (Duplex)	P1+P2+P3+35F	111.75	-	-	-	
TOWER 2	P1+P2+P3+33F	112.75	-	-	-	
TOWER 3 (Duplex)	P1+P2+P3+33F	111.45	-	-	-	
TOWER 4	P1+P2+P3+33F	111.85	-	-	-	
TOWER 5 (Duplex)	P1+P2+P3+P4+33 F	114.13	-	-	-	
TOWER 6	P1+P2+P3+P4 + 33F	119.40	-	-	-	Tower 1 to 8, Parking levels, club house and commercial building 2 proposed in previous EC is not in planning as plot R-1/2/C is subdivided and transfer to another entity.
TOWER 7	P1+P2+P3+P4 + 33F	111.85	-	-	-	
TOWER 8 (Duplex)	P1+P2+P3+P4 + 33F	111.27	-	-	-	
Parking Level P1, P2, P3, P4 Club House	P1+P2+P3+P4+2F	19.15	-	-	-	
Commercial Bldg. 2	2B+G+3F	24.00	-	-	-	Application for splitting of EC is submitted vide proposal no. SIA/MH/INFRA2/4893 52/2024
22	Total number of tenements	8610 Tenants, 110 Shops, 9 Showroom, and 1 School building				
	Total number of populations	Residential: 43,050 nos., Commercial: 4,842 nos. Total: 47,892 Nos.				
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water		3347	Fresh Water	
		Recycled water (flushing)		1695	Recycled water (flushing)	
		Recycled water (gardening)		683	Recycled water (gardening)	

		Chiller req. and Drive way wash	288	Chiller req. and Drive way wash	288
		Water Req. For Car Wash	282	Water Req. For Car Wash	282
		Water Req. for Construction	194	Water Req. for Construction	194
		Water Req. for irrigation	1680	Water Req. for irrigation	1680
		Total	8169	Total	7486
		Waste Water generation	3860	Waste Water generation	3860
24	Water Storage Capacity for Firefighting/ UGT (m3)			Firefighting	3200
				Drinking	1367
				Domestic	3654
25	Source of water	MIDC/Treated water from STP/ Ground water			
26	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre-Monsoon: 15 – 18 m, Post Monsoon: 10 – 15 m		
		Size and no. of RWH tank(s) and Quantity	05 nos. of RWH tanks with various quantity		
		Quantity and size of recharge pits	50 nos. of Recharge Pits with 2m x 2m x 2m		
		Details of UGT tanks if any	800 m <sup>3</sup>		
27	Sewage and Wastewater	Sewage generation in CMD			3860
		STP technology			SBR and MBBR
		Capacity of STP (CMD)			Total 4660 KLD
28	Solid Waste Management during Const. Phase	Type	Qty.(kg/d)	Treatment/disposal	
		Dry waste	45	Shall be handed over to Authorized vendor.	
		Wet waste	30	Shall be handed over to Authorized vendor.	
		Construction waste	At actual	material will be used for filling of plinth area	
29	Solid Waste Management during Operation Phase	Type	Qty.(kg/d)	Treatment/disposal	
		Dry waste	8281	Handed over to authorized recycler	
		Wet waste	6327	Through wet waste treatment facilities	
		Biomedical waste	Biomedical waste like Mask, Gloves, Face shields etc. (required for Pandemic situation)	Shall be segregated at designated places near wet waste treatment facilities and shall be given to authorized vendor for management.	
		E-Waste	72.24	Handed over to authorized agency	
		STP Sludge (dry)	691	To be used as manure for gardening purpose or will be disposed off as per CPHEEO manual on sewerage	
30	Green Belt Development	Total RG area (m <sup>2</sup> )			35,973.61 m <sup>2</sup>
		Existing trees on plot			3152 nos.
		Number of trees to be planted			2188 nos.
		Number of trees to be cut			15 nos.
		Number of trees to be transplanted			0
		Compensatory trees to be planted against tree cut			162 nos.
		Total no. of trees including compensatory trees			5487 nos.
31	Power	Source of power supply:			MSEDCL
		During Construction Phase (Demand Load)			116.25 KVA
		During construction phase DG set			125 KVA
		During Operation phase (Connected load)			53005.95 KW
		During Operation phase (Demand load)			23291.12 KW
		Transformer			48 Nos. X 630 KVA
		DG set	600 KVA X 9 Nos. + 500 KVA X 1 No + 250 KVA X 2 Nos. + 100 KVA X 1 No.		
		Fuel used			HSD

32	Details of Energy saving	Total Energy saved in Project by Energy saving measures including low loss transformers, Solar PV, Automatic timer logic controller, VFD for lifts and Solar water heater: 20.75%		
33	Environmental Management plan budget during Construction phase	Type	Details	Cost (L)
		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets and Debris Management	80.00
		O and M	Details	Cost (L/Y)
			1. Water for Dust Suppression	5.00
			2. Site Sanitation, Disinfection and Safety	25.00
			3. Environmental Monitoring	4.00
			4. Health Check up	5.00
		5. Environment Management Cell		10.00
		6. Total		49.00
34	Environmental Management plan Budget during Operation phase	Component	Detail	Capital (L)
		Sewage Treatment	STP and Operation and its maintenance	1372.37
		RWH	RWH pits	175
		Solid Waste	Collection Segregation and management of MSW	306.82
		Green Belt development	Plantation of new trees and maintenance of existing trees	861.00
		Energy Saving	Energy saving measures	1541.53
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	-
		Disaster management	Emergency preparedness plan to develop and implement on site	735
		Environment Management Cell		
		Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	25.20
		Total	4991.72	
35	Traffic Management	Type	Required as per DCR	Area Per Car Parking (m <sup>2</sup> )
		4-Wheeler	11677	12.50
		2-Wheeler	-	
36	Details of Court cases/ litigations w.r.t. the project and project location if any	Civil suit no. 691/2022, pending at senior division Pune		

Comparative statement details:

Sr.	Description	Details as per EC received on 27/09/2023	As per proposed expansion	Remarks
1	Total Plot Area (m <sup>2</sup> )	4,03,906.17	359736.17	Reduced by 44170
3	Net Plot Area (m <sup>2</sup> )	4,03,906.17	359736.17	Reduced by 44170
4	FSI Area (m <sup>2</sup> )	727031	788504.26	Increased by 61473.26
5	Non FSI Area (m <sup>2</sup> )	833043	434560.66	Decreased by 398482.34

6	Total Construction (m2)	15,60,074	1223064.92	Decreased by 337009.08
8	No. of Tenements	8019 Tenements, 206 Shops, 13 Showroom, 10 offices and 1 School	8610 Tenements, 110 Shop and 9 Showroom and 1 School	Increased tenements by 591 nos., Decreased in shops by 96 nos. and office by 10 offices.
9	No. of users	49510	47892	Decreased by 1618 nos.
10	Domestic Water Reqt.	3256	3347	Increased by 91
11	Flushing Water Reqt.	1699	1695	Decreased by 4
12	Landscaping Water Reqt.	683	683	
13	Sewage Generation	3790	3860	Increased by 70
14	STP Capacity	4735	4660	Decreased by 75
15	Bio-degradable waste	6378	6327	Decreased by 51
16	Non-Bio-degradable waste	8025	8281	Increased by 256
17	Power requirement	Demand Load: 23309 KW Connected Load: 51483 KW	Demand Load: 23291.12 KW Connected Load: 53,005.95 KW	Increase in connected load by 1522.95
18	DG sets	5 no. x 600 KVA + 7 nos. x 500 KVA + 1 no. x 250 KVA + 1 no. x 100 KVA	600KVA X 9 NO+ 500KVA X 1 No + 250KVA X 2 No + 100KVA X 1 No	Changed.
19	RG area	40390.61	35,973.61	Reduced by 4417
20	Location of RG area			

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide Letter No. EC23B039MH194094 dated 27.09.2023 for total BUA of 15,60,074 m2. Proposal was considered by SEIAA in its 299<sup>th</sup> (Day-1) meeting held on 28<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 provide grass pavers in the car parking areas and provide tree plantation in patches in the car parking areas.
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 and 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 35,973.61 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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 after deliberation decided to grant EC for-FSI-7,88,441.03m<sup>2</sup>, Non FSI- 4,37,413.70 m<sup>2</sup>, total BUA-12,25,854.73 m<sup>2</sup>. (Plan approval No. CC No.: EE/(IT) /TB/P-426667/ of 2025 dated 10.03.2025)

**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 Environment (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.

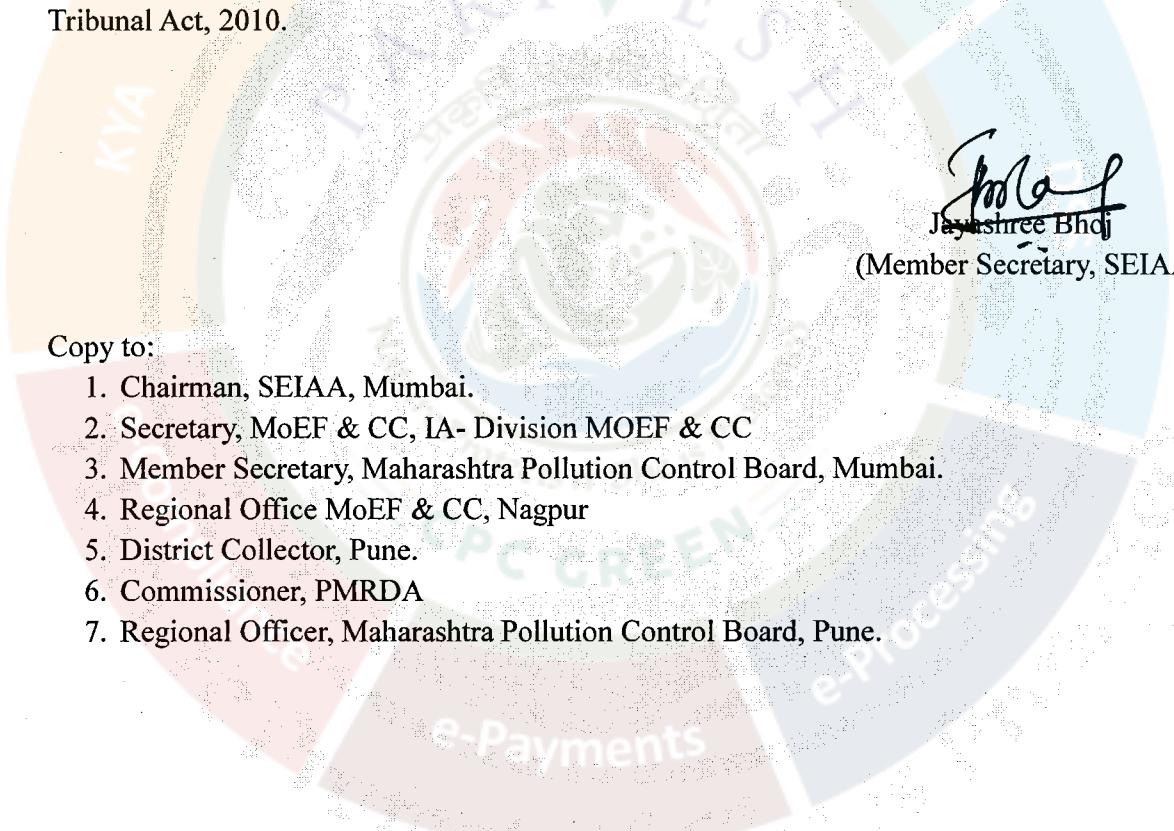
XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The 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 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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

