सत्यमेव जयते

File No: SIA/MH/INFRA2/540031/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)
***

Date **08/10/2025**

To,

Samir Patil
malnad project i private limited
2413, Kumar Capital, East Street, Camp, Pune, Maharashtra, Pune, PUNE, MAHARASHTRA, Above Axis bank, 411001
moef28@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/INFRA2/540031/2025 dated 05/06/2025 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 :

(i) EC Identification No.	EC25B3813MH5503742N
(ii) File No.	SIA/MH/INFRA2/540031/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Township at S. No. 40(P) and others, Village Manjari, Tal. Haveli, Pune, Maharashtra
(viii) Name of Company/Organization	malnad project i private limited
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.: S. No. 40(P) and others , Village Manjari , Tal. Haveli , Pune , Maharashtra

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 AssessmentAuthority(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 perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
    (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
    (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
    (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific

S. No	EC Conditions
1.1	1. PP informed that there is no subsisting injunction, stay order, or restriction imposed by any competent authority on undertaking the proposed project activity on the plot/land under consideration. PP to affirm and undertake for the same. 2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same. 3. PP to prepare and implement plan to make proposed project a plastic free zone. 4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 5. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. 7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Annexure 2

<u>Details of the Project</u>

S. No.	Particulars	Details
a.	Details of the Project	Proposed Township at S. No. 40(P) and others, Village Manjari, Tal. Haveli, Pune, Maharashtra
b.	Latitude and Longitude of the project site	18.4979901161974,73.9742750028823 18.51061737347712,73.98460362961532
c.	Land Requirement (in Ha) of the project or activity	**Nature of Land involved** / **Area in Ha** Non-Forest Land (A) / 57.7795 Forest Land (B) / 0 Total Land (A+B) / 57.7795
d.	Date of Public Consultation	Public consultation for the project was held on

S. No.	Particulars	Details
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	326000
g.	EMP Cost (in lacs)	3923
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
Total BUA	Product	1620630	157491.72	1778121.72	Sq.m	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/540031/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Malnad Project (I) Pvt. Ltd.,
S. No. 40(P) and others, Village Manjari,
Tal. Haveli, Pune.

Subject : Environmental clearance for Proposed Township at S. No. 40(P) and others, Village Manjari, Tal. Haveli, Pune, Maharashtra by M/s. Malnad Project (I) Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/540031/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 228th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 305th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16th September, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/540031/2025	
2	Name of Project	Proposed Township Project	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Malnad Project (I) Pvt. Ltd.
		Registered Office	2nd Floor, Parmar House, East Street, Camp, Pune, Maharashtra.
6	Consultant	ACE Environment , NABET/EIA/23-26/IA 0133 dated 13.03.2024 valid up to 08.12.2026	
7	Applied for	Expansion	
8	Details of previous EC	EC21B039MH119114 dated 03.11.2021	
9	Location of the project	S. No. 40(P) and others, Village Manjari, Tal. Haveli, Pune, Maharashtra.	
10	Latitude and Longitude	Latitude: 18°30'20.70"N Longitude: 73°58'42.83"E	
11	Total Plot Area (m²)	6,09,327.00	
12	Deductions (m²)	72,435	
13	Net Plot area(m²)	5,36,892	
14	Proposed FSI area(m²)	11,97,625.93	
15	Proposed non-FSI area(m2)	5,80,495.80	
16	Proposed TBUA (m²)	17,78,121.72	
17	TBUA (m^2) approved by planning Authority till date	17,78,121.72 sq. m. approved by PMRDA vide letter no. 2691/24-25/11081 dated 10.03.2025	

18	Ground coverage (m²) &%			252301.41 sq. m. (46 %)			
19	Total Project Cost (Rs.)			Rs. 3260.00 Cr.			
20	CER as per MoEF & Circular Dated 01/05/2018			N.a.			
21	Details of Building Configuration:						Reason for Modification/ Change
Previous EC / Existing Building				Proposed Configuration			
Bldg,	Config.	Ht. m		Bldg,	Config.	Ht. m	
Residential buildings including social Housing – 41 Buildings	(Maximum configuration) B+Pk+Po+21F	75.60		A3	B+G+P+30	98.60	1 residential building is under construction
Residential Bungalows- 446 Nos.	(Maximum configuration) 2F	7		-	-	-	Change in design
Commercial- 15 nos.	(Maximum configuration) 13F	53		-	-	-	
Public Utilities/ Amenities- 21 Nos.	(Maximum configuration) 6F	21.90		Public Utilities	(Maximum configuration) 6F	14.00	
				A1, A2, A4 & A9 to A14 (9 Bldgs.)	B+G+P+30	98.60	
				A5 (1 Bldg.)	B+G+P+22	74.60	
				A6 to A8 (3 Bldgs.)	B+G+P+10	37.60	
				B1 & B2 (2 Bldgs.)	G+25	79.90	
				MLCP (1 Bldg.)	G+5	14.90	
				A (1 Bldg.)	S+P1+29	92.70	
				B to I Bldgs. (8 Bldgs.)	S+P1+28	89.72	
				J, K & L Bldgs. (3 Bldgs.)	S+P1+28	89.70	
				S1 (1 Bldg.)	B+G+26	85.95	
				S2 & S3 (2 Bldgs.)	B+G+29	92.05	
				C1- Club house (1 Bldg.)	(B+G+1ST)	15.93	
				C2 & C3(2 Bldgs.)	B+G+11	43.65	
				C4 (1 Bldg.)	B+G+4	16.45	
				C5 (1	B+G+7	28.45	

			Bldg.)			
			C6- School (1 Bldg.)	B+G+7	30.00	
			Club House	S+P+2	9.00	

22	Total number of tenements	11,616 Nos. of Tenement, Commercial & Public Utilities
	Total number of populations	Residential: 58,080 nos., Commercial: 4,741 nos. Total: 62,821 Nos.

23	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	3602	Fresh Water	3602
		Recycled water (flushing)	1838	Recycled water (flushing)	1838
		Recycled water (gardening)	417	Recycled water (gardening)	0
		Chiller water req.	1817	Chiller water req.	1817
		Driveway wash, Sweeping, Mopping, Car wash	570	Driveway wash, Sweeping, Mopping, Car wash	570
		Water Req. for Construction & Sprinkling	477	Water Req. for Construction & Sprinkling	477
		Total	8721	Total	8304
		Waste Water generation	4897	Waste Water generation	4897

24	Water Storage Capacity for Firefighting/ UGT (m3)	Firefighting	2900
		Drinking	1482
		Domestic	3924
25	Source of water	Irrigation department/ Treated water from STP/ CGWA	
26	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre-Monsoon: 30-35 m Post Monsoon: 25-30 m
		Size and no. of RWH tank(s) and Quantity	No
		Quantity and size of recharge pits	92 nos. of Recharge Pits with 2m x 2m x 2m
		Details of UGT tanks if any	NA
27	Sewage and Wastewater	Sewage generation in CMD	4897
		STP technology	MBBR
		Capacity of STP (CMD)	Total 5145 KLD

28	Solid Waste Management during Construction Phase	Type	Quantity (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	Quantity(kg/d)	Treatment/disposal
		Dry waste	10739	Handed over to authorized recycler
		Wet waste	7159	Through wet waste treatment facilities
		Hazardous waste	-	-
		Biomedical waste	Biomedical waste like Mask, Gloves, Face shields etc.	Shall be segregated at designated places near wet waste treatment facilities and shall be given to

			(required for Pandemic situation)	authorized vendor for management.
		E-Waste	92.55	Handed over to authorized agency
		STP Sludge (dry)	765	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 (m²)	72,000.00
		Existing trees on plot	142 nos.
		Required number of trees	6915 nos.
		Proposed number of trees	8670 nos.
		Number of trees to be cut	64 nos.
		Number of trees to be retained	78 nos.
		Number of trees to be as compensatory tree	1476 nos.
		Total no. of trees including compensatory trees	10224 nos.
31	Power	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load)	116 kVA
		During construction phase DG set	125 kVA x 1 no.
		During Operation phase (Connected load)	79975 KW
		During Operation phase (Demand load)	41773 KW
		Transformer	82 Nos. X 630 KVA
		DG set	400 KVA x 15 nos.
		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 & Solar water heater: 20.76 %	

33	Environmental Management plan budget during Construction phase	Type	Details	Cost in Lakh
		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	25
		O & M	Details	Cost in Lakh/year
			1. Water for Dust Suppression	15
			2. Site Sanitation, Disinfection & Safety	20
			3. Environmental Monitoring	5.46
			4. Health Check up	20
			5. Environment Management Cell	14.40
			6. Total	74.86

34	Environmental Management plan Budget during Operation phase	Component	Detail	Capital Cost (Rs.in Lakh)	O & M (Rs. in Lakhs / Year)
		Sewage Treatment	STP and Operation and its maintenance	1515.00	227.00
		RWH	RWH pits	109.00	5.00
		Solid Waste	Collection Segregation and management of MSW	161.00	40.45
		Green Belt	Plantation of new trees and	861.00	129.00

		development	maintenance of existing trees		
		Energy Saving	Energy saving measures	542.00	54.00
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	0	5.77
		Disaster management	Emergency preparedness plan to develop and implement on site	735.00	250
		Environment Management Cell	-	-	25.20
		Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.	0	0.12
		Total		3923	736.54

35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m^2)
		4-Wheeler	8931	14887	12.50
		2-Wheeler	-	-	
36	Details of Court cases/ litigations w.r.t. the project and project location if any	R.C.S 894/2020, R.C.A 261/2014, Reg. Dkst. 498/2012, R.C. S 33/2015, S.C.S 557/2016, M.C.A 91/2017, R.C.C 438/2016, Spl. C.S 271/2017, Civil M.A 485/2018, R.C.S 408/2012, Spl. C.S 1/2021, Spl. C.S 42/2022, R.C.S 564/2014, R.C.S 1292/2016, All pending at district court. Spl. Civil suit. 835/2012- Suit withdrawn by plaintiff counterclaim pending at district court. R.C.S 675/2021- Pending Order on Exh 5 at at district court. R.C.S 2018/2017- Plaint withdrawn by Plaintiff order uploaded at district court.			

Comparative statement details are as below:

Sr.	Description	Details as per EC received on 03.11.2021	As per proposed Amendment	Remarks
1	Total Plot Area (Sq.m)	5,77,795.84 sq. m	6,09,327 sq. m	Increased by 31,531.16 sq. m.
2	Net Plot Area (Sq.m)	5,77,795.84 sq. m	5,36,892 sq. m.	Decreased by 40903.84 sq. m.
3	FSI Area (Sq.m)	8,83,291 sq. m.	11,97,625.93 sq. m	Increased by 3,14,334.93 sq. m.
4	Non FSI Area (Sq.m)	7,37,339 sq. m.	580495.80 sq. m	Decreased by 1,56,843.2 sq. m.
5	Total Construction Area (Sq.m)	16,20,630 sq. m	17,78,121.72 sq. m	Increased by 1,57,491.72 sq. m.
6	No. of buildings	Residential buildings including social Housing – 41 Buildings: (Maximum	A3: B+G+P+30	1 residential building is under construction

		configuration) B+Pk+Po+21F		
		Residential Bungalows- 446 Nos. : (Maximum configuration) 2F	-	Change in design
		Commercial- 15 nos.: (Maximum configuration) 13F	-	
		Public Utilities/ Amenities- 21 Nos. : (Maximum configuration) 6F	Public Utilities: (Maximum configuration) 6F	
			A1, A2, A4 & A9 to A14 (9 Bldgs.): B+G+P+30	
			A5 (1 Bldg.): B+G+P+22	
			A6 to A8 (3 Bldgs.): B+G+P+10	
			B1 & B2 (2 Bldgs.): G+25	
			MLCP (1 Bldg.): G+5	
			A (1 Bldg.): S+P1+29	
			B to I Bldgs. (8 Bldgs): S+P1+28	
			J, K & L Bldgs. (3 Bldgs.): S+P1+28	
			S1 (1 Bldg.): B+G+26	
			S2 & S3 (2 Bldgs.): B+G+29	
			C1 (1 Bldg.): B+G+1ST	
			C2 & C3(2 Bldgs.): B+G+11	
			C4 (1 Bldg.): B+G+4	
			C5 (1 Bldg.): B+G+7	
			C6 (1 Bldg.): B+G+7	
			Club House: G+P+2	
7	No. of Tenements	Tenements: 12064 + Commercial + Public Utility + School+ Health care+ Market + Garden & Playground + Public Assembly + Transport	Tenements: 11616 + Commercial + Public Utilities	Decreased tenements by 448 nos. & changes in public utilities
8	No. of users	82382 nos. including residential and other entities	62,821 nos. including residential, commercial and public utilities	Decreased by 19561 nos.

9	Domestic Water Requirement	4205 KLD	3602 KLD	Decreased by 603 KLD
10	Flushing Water Requirement	2260 KLD	1838 KLD	Decreased by 422 KLD
11	Landscaping Water Requirement	390 KLD	417 KLD	Increased by 27 KLD
12	Sewage Generation	5818 KLD	4897 KLD	Decreased by 921 KLD
13	STP Capacity	6090 m^3/day	5145 m^3/day	Decreased by 945 KLD
14	Bio-degradable waste	20290 kg/day	7159 kg/day	Decreased by 13131 kg/day
15	Non-Bio-degradable waste	15370 kg/day	10739 kg/day	Decreased by 4631 kg/day
16	Power requirement	Demand Load: 45434 KW Connected Load: 92076 KW	Demand Load: 41773 KW Connected Load: 79975 KW	Changed as per requirement
17	DG sets	28000 KVA	400KVA X 15 nos.	Changed as per requirement
18	RG area	72224.48 sq. m.	72000 sq. m.	Changes as per net plot area
19	Location of RG area	On ground	On ground	-

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide Letter No. EC21B039MH119114 dated 03.11.2021 for total BUA of -1620630 m2. Proposal was considered by SEIAA in its 305th (Day-2) meeting held on 16th September, 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 informed that there is no subsisting injunction, stay order, or restriction imposed by any competent authority on undertaking the proposed project activity on the plot/land under consideration. PP to affirm and undertake for the same.
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. 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.
4. 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.

5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. 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 32146.83 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. In view of the fact that the building height is exceeding 90m as per DCPR regulation No.13.6 incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. 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.
7. SEIAA after deliberation decided to grant EC for FSI-11,97,625.92 m2, Non FSI-5,80,495.80 m2, total BUA-17,78,121.72 m2. (Plan approval No. PMRDA vide letter no. 2691/24-25/11081 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 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 give100 % 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, NOx (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
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation /PMRDA.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signed by
Jayashree Shrikant Bhoj
Date: 08-10-2025 22:14:12
Reason: Verified and signed