



सत्यमेव जयते

File No: SIA/MH/INFRA2/469126/2024
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 26/11/2024



To,

Amit Anil Jagtap
M/S. ENERRGIA SKYI DEVELOPERS
Survey No 274/1 & others, skyi songbirds, four season road, village Bhugaon, Taluka Mulshi, District
Pune-412115 , Bhugaon, PUNE, MAHARASHTRA, , 412115
ec.enerrgiaskyidevelopers@gmail.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/INFRA2/469126/2024 dated 16/05/2024 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. | SIA/MH/INFRA2/469126/2024 |
| (ii) File No. | SIA/MH/INFRA2/469126/2024 |
| (iii) Clearance Type | Fresh EC |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres Expansion of Proposed Residential & Commercial project at Sr. No- 274/1, 275/1, 275/2, 414/3, 414/4, 414/6, 414/7, 415/1, 415/2, 415/3, 415/4, 415/5, 415/7, 416/1, 416/2, 416/3, 416/4, 417/1, 417/2, 418/1, 418/2, 420/5, 420/6, 421/1, 421/2, 421/3, 422/1, 422/2, 423/2, 423/3, 424/1, 424/2, 425, 426/1, 426/2, 428, 429/1/1, 429/1/2, 429/2, 429/3, 429/4, 431/1, 431/3, 432/1, 451, 452, 453, 454/1, 454/2, 455/1, 455/2, 457/1 , 276/2, 473 at Village Bhugaon by M/s. Enerrgia Skyi Developers |
| (vii) Name of Project | M/S. ENERRGIA SKYI DEVELOPERS |
| (viii) Name of Company/Organization | M/S. ENERRGIA SKYI DEVELOPERS |
| (ix) Location of Project (District, State) | PUNE, MAHARASHTRA |

(x) Issuing Authority

SEIAA

(xi) Applicability of General Conditions as per
EIA Notification, 2006

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. Amit Anil Jagtap 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. General Instructions:
12.
 - (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 | <p>1. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.</p> <p>2. PP to submit details of green areas provided along with photographs.</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>7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p> |

Annexure 2

Details of the Project

| S. No. | Particulars | Details | |
|--------|---|---|-------------------|
| a. | Details of the Project | Expansion of Proposed Residential & Commercial project at Sr. No- 274/1, 275/1, 275/2, 414/3, 414/4, 414/6, 414/7, 415/1, 415/2, 415/3, 415/4, 415/5, 415/7, 416/1, 416/2, 416/3, 416/4, 417/1, 417/2, 418/1, 418/2, 420/5, 420/6, 421/1, 421/2, 421/3, 422/1, 422/2, 423/2, 423/3, 424/1, 424/2, 425, 426/1, 426/2, 428, 429/1/1, 429/1/2, 429/2, 429/3, 429/4, 431/1, 431/3, 432/1, 451, 452, 453, 454/1, 454/2, 455/1, 455/2, 457/1 , 276/2, 473 at Village Bhugaon by M/s. Ennergia Skyi Developers | |
| b. | Latitude and Longitude of the project site | 18.49465545159442,73.74581896938668 18.4986779352563,73.75496919768837 | |
| c. | Land Requirement (in Ha) of the project or activity | Nature of Land involved | Area in Ha |
| | | Non-Forest Land (A) | 14.965 |
| | | Forest Land (B) | 0 |
| | | Total Land (A+B) | 14.965 |
| 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) | 36100 |
| g. | EMP Cost (in lacs) | 600.89 |
| 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 |
|---------------------------------|----------------------|----------|----------|-------|------|----------------------------------|
| Not Applicable | Product | 1606 | 440 | 2046 | NA | NA |

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/469126/2024
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ennergia Skyi Developers,
Village Bhugaon, Tal-Mulshi,
Dist-Pune

Subject : Environmental Clearance for Expansion of Proposed Residential & Commercial project at Sr. No- 274/1, 275/1, 275/2, 414/3, 414/4, 414/6, 414/7, 415/1, 415/2, 415/3, 415/4, 415/5, 415/7, 416/1, 416/2, 416/3, 416/4, 417/1, 417/2, 418/1, 418/2, 420/5, 420/6, 421/1, 421/2, 421/3, 422/1, 422/2, 423/2, 423/3, 424/1, 424/2, 425, 426/1, 426/2, 428, 429/1/1, 429/1/2, 429/2, 429/3, 429/4, 431/1, 431/3, 432/1, 451, 452, 453, 454/1, 454/2, 455/1, 455/2, 457/1, 276/2, 473 at Village Bhugaon by M/s. Ennergia Skyi Developers

Reference : Application no. SIA/MH/INFRA2/469126/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 193rd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 282nd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 12th September, 2024.

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

| | | | |
|----|---------------------|--|--|
| 1. | Proposal Number | SIA/MH/INFRA2/469126/2024 | |
| 2. | Name of Project | Expansion in Environmental Clearance of Proposed Residential & Commercial project at Sr. No- 274/1, 275/1, 275/2, 414/3, 414/4, 414/6, 414/7, 415/1, 415/2, 415/3, 415/4, 415/5, 415/7, 416/1, 416/2, 416/3, 416/4, 417/1, 417/2, 418/1, 418/2, 420/5, 420/6, 421/1, 421/2, 421/3, 422/1, 422/2, 423/2, 423/3, 424/1, 424/2, 425, 426/1, 426/2, 428, 429/1/1, 429/1/2, 429/2, 429/3, 429/4, 431/1, 431/3, 432/1, 451, 452, 453, 454/1, 454/2, 455/1, 455/2, 457/1, 276/2, 473 at Village Bhugaon, Taluka Mulshi, Dist Pune 412115 by M/s. Ennergia Skyi Developers | |
| 3. | Project category | 8(b) B1 Township and Area Development Projects | |
| 4. | Type of Institution | Private | |
| 5. | Project Proponent | Name | Mr. Amit Anil Jagtap- Partner |
| | | Regd. Office address | S. No. 274/1 & others, Skyi Songbirds, Four Season Road, Village Bhugaon, Taluka Mulshi, District Pune- 412115 |
| | | Contact number | +91-9922969032 |
| | | e-mail | ec.energiaskyidevelopers@gmail.com |
| 6. | Consultant | Vke: environmental LLP | |

| | | | | | | | |
|-----|--|---|------------|--------------------------|-------------------|----------------------------------|----------------|
| 7. | Applied for | Expansion in Environment Clearance | | | | | |
| 8. | Details of previous EC | Yes, EC received vide letter no. SIA/MH/INFRA2/438829/2023 dated 7 th February 2024 for Plot Area- 1,49,650.00 Sq. m & TBUA- 2,56,827.82.00 Sq.m. | | | | | |
| 9. | Location of the project | at Sr. No- 274/1, 275/1, 275/2, 414/3, 414/4, 414/6, 414/7, 415/1, 415/2, 415/3, 415/4, 415/5, 415/7, 416/1, 416/2, 416/3, 416/4, 417/1, 417/2, 418/1, 418/2, 420/5, 420/6, 421/1, 421/2, 421/3, 422/1, 422/2, 423/2, 423/3, 424/1, 424/2, 425, 426/1, 426/2, 428, 429/1/1, 429/1/2, 429/2, 429/3, 429/4, 431/1, 431/3, 432/1, 451, 452, 453, 454/1, 454/2, 455/1, 455/2, 457/1, 276/2, 473 at Village Bhugaon, Taluka Mulshi, Dist Pune 412115 | | | | | |
| 10. | Latitude and Longitude | Latitude- 18°29'50.12"N, | | Longitude- 73°44'58.90"E | | | |
| 11. | Total Plot Area (Sq.m) | 1,55,860.00 | | | | | |
| 12. | Deductions (Sq.m) | 534.75 | | | | | |
| 13. | Net Plot area (Sq.m) | 1,31,500.77 | | | | | |
| 14. | Proposed FSI area (Sq.m) | 2,08,130.93 | | | | | |
| 15. | Proposed non-FSI area (m2) | 1,81,540.32 | | | | | |
| 16. | Proposed TBUA (Sq.m) | 3,89,671.25 | | | | | |
| 17. | TBUA (Sq.m) approved by Planning Authority till date | --- | | | | | |
| 18. | Ground coverage (Sq.m) | 23,189.99 | | | | | |
| 19. | Total Project Cost (Rs.) | 361 Cr. | | | | | |
| 20. | CER as per MoEF & CC circular dated 01/05/2018 | --- | | | | | |
| 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) | Remark |
| | 1 | P1 + P2 + 12 | 37.70 | 1 | P1 + P2 + 12 | 37.70 | No Change |
| | --- | --- | --- | 1A | P1 + P2 + P3 + 13 | 46.00 | Newly proposed |
| | 2 | P + 12 | 37.70 | 2 | P + 12 | 37.70 | No Change |
| | 2A | P + 12 | 37.70 | 2A | P + 12 | 37.70 | |
| | 3 | P1 + P2 + P3 + 10 | 36.60 | 3 | P1 + P2 + P3 + 10 | 36.60 | No Change |
| | 4 | P1 + P2 + P3 + 10 | 36.60 | 4 | P1 + P2 + P3 + 10 | 36.60 | |
| | 4A | P1 + P2 + P3 + 10 | 36.60 | 4A | P1 + P2 + P3 + 10 | 36.60 | |
| | 5 | P + 12 | 37.50 | 5 | P + 12 | 37.50 | |
| | 6 | P + 12 | 37.50 | 6 | P + 12 | 37.50 | |
| | 7 | P1 + P2 + 12 | 37.70 | 7 | P1 + P2 + 12 | 37.70 | |
| | 8 | P1 + P2 + 12 | 37.70 | 8 | P1 + P2 + 12 | 37.70 | |
| 9 | P1 + P2 + 12 | 37.70 | 9 | P1 + P2 + 12 | 37.70 | | |
| 11 | P1 + P2 + 12 | 37.70 | 11 | P1 + P2 + 12 | 37.70 | | |
| 12 | Stilt + Podium + 20 | 64.05 | 12 | Stilt + Podium + 22 | 66.70 | Addition of Floors | |

| | | | | | | | |
|-----|---|--|---|-----------------------------|---|-------|----------------|
| | 13 | P1 + P2 + 12 | 37.70 | 13 | P1 + P2 + 12 | 37.70 | No Change |
| | 14 | P1 + P2 + 12 | 37.15 | 14 | P1 + P2 + 12 | 37.15 | |
| | 15 | P1 + P2 + 12 | 37.15 | 15 | P1 + P2 + 12 | 37.15 | |
| | 16 | P1 + P2 + 12 | 37.15 | 16 | P1 + P2 + 12 | 37.15 | |
| | 18 | LG + UG + 12 | 37.15 | 18 | LG + UG + 12 | 37.15 | |
| | 18A | LG + UG + 12 | 37.15 | 18A | LG + UG + 12 | 37.15 | |
| | --- | --- | --- | 19 Wing A | 3P + 25 | 90.70 | Newly proposed |
| | --- | --- | --- | 19 Wing B | 3P + 25 | 90.70 | |
| | --- | --- | --- | 19 Wing C | B + 3P + 25 | 90.70 | |
| | --- | --- | --- | 19 Wing D | B + 3P + 25 | 90.70 | |
| | Commercial building | G + 3 | 14.9 | Commercial building | G + 3 | 14.9 | No Change |
| | Amenities | Hall, Gym, Library, sports court, badminton court, Admin office | --- | Amenities | Hall, Gym, Library, sports court, badminton court, Admin office | --- | |
| 22. | Total number of tenements | | Residential- 2,046 Nos. & Commercial Shops- 32 Nos, F & B – 1 Nos. | | | | |
| | Total number of users | | Total Population- 10,951 Nos. Residential- 10,230 Nos. & Commercial shops- 173 Nos F & B - 548 Nos | | | | |
| 23. | Water Budget | Dry Season (CMD) | | | Wet Season (CMD) | | |
| | | Fresh Water | 944 | Fresh Water | 944 | | |
| | | Recycled water Flushing | 479 | Recycled water Flushing | 479 | | |
| | | Swimming Pool make up water | 25 | Swimming Pool make up water | 25 | | |
| | | Recycled water Gardening | 400 | Recycled water Gardening | 00 | | |
| | | Total Water Requirement | 1,848 | Total Water Requirement | 1,448 | | |
| | | Wastewater generation | 1,281 | Wastewater generation | 1,281 | | |
| 24. | Water Storage Capacity for Firefighting / UGT | UGT- Residential Fire tank- 500.00 KLD UGT- Commercial Fire tank- 50.00 KLD OHWT- Residential Fire Tank- 475.00 KLD OHWT- Commercial Fire Tank- 20.00 KLD | | | | | |
| 25. | Source of water | Irrigation Department | | | | | |
| 26. | Rainwater Harvesting (RWH) | Level of the Ground water table: | Post monsoon – 5 to 6 m BGL Pre monsoon – 7-to 9 m BGL | | | | |
| | | Size and no of RWH tank(s) and Quantity: | NA | | | | |
| | | Quantity and size of recharge pits: | Quantity of recharge pits – Total 45 No of pits (10 no. on rooftop & 35 no. on surface) Size of recharge pits –1.5 m X 1.5 m X 2 m | | | | |
| | | Details of UGT tanks if any: | NA | | | | |
| 27. | Sewage and Wastewater | Sewage generation in CMD: | 1,281 | | | | |
| | | STP technology: | MBBR | | | | |
| | | Capacity of STP (CMD): | 1,296 KLD , Existing- 3 Nos of capacity 282 i.e., | | | | |

| | | | | |
|---|--|---|---|--|
| | | | 846 KLD , Proposed-1 Nos. of capacity 450 KLD | |
| 28. | Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | | Dry waste: | 30 | Will be handed over to Authorized vendor |
| | | Wet waste: | 20 | Will be handed over to Authorized vendor |
| | | Construction waste | The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling. | |
| 29. | Solid Waste Management during Operation Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | | Dry waste: | 2,190 | Will be handed over to SWACH |
| | | Wet waste: | 3,285 | Will be operated in OWC |
| | | Hazardous waste: | NA | NA |
| | | Biomedical waste | NA | NA |
| | | E-Waste | 31 | will be handed over to authorized vendor |
| STP Sludge (dry) | 65 | Will be operated in OWC | | |
| 30. | Green Belt Development | Additional Landscape area (Sq. m) | | 15,532.53 |
| | | Existing trees on plot: | | 1,067 Nos |
| | | Number of trees to be required:(1 tree per 80 sq. m.) | | 1,645 |
| | | Number of trees to be cut: | | 00 |
| | | Number of trees to be transplanted: | | 23 |
| 31. | Power requirement: | Source of power supply: | | MSEDCL |
| | | During Construction Phase (Demand Load): | | 100 kW |
| | | During Operation phase (Connected load): | | 15,409.72 kW |
| | | During Operation phase (Demand load): | | 6,664.77 kW |
| | | Transformer: | | 11 X 630 kVA + 2 X 315 kVA |
| | | DG set: | | 1 X 160 kVA + 2 X 320 kVA + 1 X 20 kVA |
| | | Fuel used: | | HSD |
| 32. | Details of Energy saving | Energy saving through Solar PV i.e., 5 % of demand load | | |
| 33. | Environmental Management plan budget during Construction phase | Type | Details | Cost Rs. In lakhs |
| | | Air Environment | Erosion control- Dust Suppression with Periodic Water Sprinkling | 1,15,200.00 |
| | | | Barricading | 4,20,000.00 |
| | | | Cost of Topsoil Conservation, including removal of topsoil using Scraper/JCB and Storage in designated area | 4,00,000.00 |
| | | Land | Establishment of Labour Colony and Labour Colony Toilets & Sanitation | 19,37,500.00 |
| | | Health and Safety | Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours | 6,30,000.00 |
| | | | Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it | 2,92,500.00 |
| Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust | 15,00,000.00 | | | |

| | | | | | |
|-----|--|--------------------------|---|-----------------|--------------------------|
| | | | masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites | | |
| | | DG set | Cost of Electricity Backup with DG sets | 55,00,000.00 | |
| | | Environment Management | Environmental Monitoring | 7,36,800.00 | |
| | | | Environmental Monitoring cell | 17,76,000.00 | |
| 34. | Environmental Management plan Budget during Operation phase | Component | Details | Capital (Lakh) | O&M (Lakh /Y) |
| | | Sewage treatment | STP with MBBR technology | 1,55,00,000 | 62,00,000 |
| | | Solid Waste | OWC | 61,50,000 | 14,84,352 |
| | | RWH | Recharge Pits | 1,35,00,000 | 4,05,000 |
| | | Green belt development | Development & maintenance of green area | 50,00,000 | 8,80,000 |
| | | Energy saving | Solar Panel | 88,00,00 | 2,00,000 |
| | | DG Set | --- | 36,67,500 | --- |
| | | Environmental Monitoring | --- | 3,19,200 | --- |
| 35. | Traffic Management | Type | Required as per DCR | Actual Provided | Area per parking (Sq. m) |
| | | 4-Wheeler | 1,664 | 2,130 | 12.5 |
| | | 2-Wheeler | 3,456 | 3,456 | 2.0 |
| 36. | Details of Court cases / litigations w.r.t. the project and project location if any. | | No court case against project/land as informed by project proponent. | | |

The comparative statement for the project is as below:

| Sr. | Project Details | As per EC Received dated 07.02.2024 | Proposed Expansion | Remarks |
|-----|---------------------------|-------------------------------------|--------------------|--------------------------|
| 1. | Plot Area (Sq. m) | 1,49,650.00 | 1,55,860.00 | Increased by 6,210.00 |
| 2. | Proposed FSI Area (Sq. m) | 1,40,135.01 | 2,08,130.93 | Increased by 67,995.92 |
| 3. | Non FSI Area (Sq. m) | 1,16,692.27 | 1,81,540.32 | Increased by 64,848.05 |
| 4. | Total BUA Area (Sq. m) | 2,56,827.28 | 3,89,671.25 | Increased by 1,32,843.97 |

| As per EC Received dated 7 th February 2024 | | | Proposed Expansion | | | Remark | Construction Status |
|--|-------------------|--------|--------------------|-------------------|--------|----------------|---------------------------|
| Building Name | Configuration | Height | Building Name | Configuration | Height | | |
| 1 | P1 + P2 + 12 | 37.70 | 1 | P1 + P2 + 12 | 37.70 | No Change | Completed & occupied |
| --- | --- | --- | 1A | P1 + P2 + P3 + 13 | 46.00 | Newly Proposed | No Construction initiated |
| 2 | P + 12 | 37.70 | 2 | P + 12 | 37.70 | No Change | Completed & occupied |
| 2A | P + 12 | 37.70 | 2A | P + 12 | 37.70 | | |
| 3 | P1 + P2 + P3 + 12 | 36.60 | 3 | P1 + P2 + P3 + 10 | 36.60 | | |
| 4 | P1 + P2 + P3 | 36.60 | 4 | P1 + P2 + P3 | 36.60 | | |

| | | | | | | | |
|---------------------|---|-------|---------------------|---|-------|----------------------|--|
| | + 12 | | | + 10 | | | |
| 4A | P1 + P2 + P3 + 12 | 36.60 | 4A | P1 + P2 + P3 + 10 | 36.60 | | |
| 5 | P + 12 | 37.50 | 5 | P + 12 | 37.50 | | |
| 6 | P + 12 | 37.50 | 6 | P + 12 | 37.50 | | |
| 7 | P1 + P2 + 12 | 37.70 | 7 | P1 + P2 + 12 | 37.70 | | |
| 8 | P1 + P2 + 12 | 37.70 | 8 | P1 + P2 + 12 | 37.70 | | |
| 9 | P1 + P2 + 12 | 37.70 | 9 | P1 + P2 + 12 | 37.70 | | |
| 11 | P1 + P2 + 12 | 37.70 | 11 | P1 + P2 + 12 | 37.70 | | |
| 12 | Stilt + Podium +20 | 64.05 | 12 | Stilt + Podium +22 | 66.70 | Addition of 2 floors | Construction initiated Completed till stilt floor |
| 13 | P1 + P2 + 12 | 37.70 | 13 | P1 + P2 + 12 | 37.70 | No Change | Completed & occupied |
| 14 | P1 + P2 + 12 | 37.15 | 14 | P1 + P2 + 12 | 37.15 | | |
| 15 | P1 + P2 + 12 | 37.15 | 15 | P1 + P2 + 12 | 37.15 | | |
| 16 | P1 + P2 + 12 | 37.15 | 16 | P1 + P2 + 12 | 37.15 | | |
| 18 | LG + UG+ 12 | 37.15 | 18 | LG + UG+ 12 | 37.15 | | |
| 18A | LG + UG+ 12 | 37.15 | 18A | LG + UG+ 12 | 37.15 | | |
| --- | --- | --- | 19 Wing A | 3P + 25 | 90.70 | Newly Proposed | No Construction initiated |
| --- | --- | --- | 19 Wing B | 3P + 25 | 90.70 | | |
| --- | --- | --- | 19 Wing C | B + 3P + 25 | 90.70 | | |
| --- | --- | --- | 19 Wing D | B + 3P + 25 | 90.70 | | |
| Commercial Building | G+3 | 14.9 | Commercial Building | G+3 | 14.9 | No Change | Completed & in operation |
| Amenities | Hall, Gym, Library, sports court, badminton court, Admin office | --- | Amenities | Hall, Gym, Library, sports court, badminton court, Admin office | --- | | |

Other comparative details are as follows:

| Project Details | As per EC Received dated 7 th February 2024 | Proposed Expansion | Remark |
|--------------------------------|---|---|---|
| Maximum height of Building (m) | 64.05 m | 90.70 m | Increase by 26.65 m |
| No. of tenements/shops | Residential- 1,606 Nos of flat Commercial shops - 32 Nos | Residential- 2,046 Nos of flat Commercial shops - 32 Nos F & B- 1 Nos | Increase Residential flats – 440 Nos Commercial Remain Same Newly added F & B – 1 Nos. |
| Population | Residential- 8,030 Nos Commercial Shops- 173 Nos | Residential- 10,230 Nos Commercial Shops- 173 Nos , F & B- 548 Nos | Increase Residential population – 2,200 Nos Commercial Remain Same Newly added F & B – 548 Nos. |
| Fresh water Requirement | 732 KLD | 944 KLD | Increase by 212 KLD |
| Sewage Generation | 991 KLD | 1,281 KLD | Increase by 290 KLD |
| STP Capacity | 1128 KLD Existing- 3 X 282 KLD – 846 KLD Proposed – 1 X 282 KLD | 1,296 KLD Existing- 3 X 282 KLD – 846 KLD Proposed – 1 X 450 KLD | Increase by 168 KLD |
| Solid waste Generation kg/d | Wet waste: 2,426 kg/day Dry waste: 1,632 kg/day | Wet waste: 3,285 kg/day Dry waste: 2,190 kg/day | Increase Wet waste: 859 kg/day Increase Dry waste: 558 kg/day |
| OWC capacity | 2,500 Kg/day | 3,300 Kg/day | Increase by 800 Kg/day |

| | | | |
|--------------------|---|---|---|
| Power supply | Connected load : 10,554.62 kW Demand load: 4,663.73 kW | Connected load : 15,409.72 kW Demand load: 6,664.77 kW | Increase Connected load : 4,855.1 kW Increase Demand load: 2,001.04 kW |
| No. of DG Sets | 2 X 160 kVA, 1 X 320 kVA, 1 X 20 kVA | 1 X 160 kVA, 2 X 320 kVA, 1 X 20 kVA | Increase |
| No. of Transformer | 8 X 630 kVA, 1 X 315 kVA | 11 X 630 kVA, 2 X 315 kVA | Increase |
| Parking Details | 4-Wheeler- 1,214 Nos 2-Wheeler- 2,427 Nos | 4-Wheeler- 1,664 Nos 2-Wheeler- 3,456 Nos | Increase 4-Wheeler : 450 Nos Increase 2-Wheeler: 1,029 Nos |

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/INFRA2/438829/2023 dated 7th February 2024 for Plot Area- 1,49,650.00 Sq. m & TBUA- 2,56,827.82.00 Sq.m. Proposal has been considered by SEIAA in its 282nd meeting held on 12th September, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
2. PP to submit details of green areas provided along with photographs.
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.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 15532.53m² 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. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.

5. SEIAA after deliberation decided to grant EC for-FSI-2,08,130.93 m², Non FSI-1,81,540.32 m², total BUA- 3,89,671.25 m². (Plan approval No-BMU/CR no 1441/23-24/Mouje bhugaon/ S. No. /G. No./CTS No.274/1 & other dated 19.01.2024)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.



Pravin Darade
(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 /Pune
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

