

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH AT PUNE  
ORIGINAL APPLICATION NO.76 / 2025

UNDER SECTION 18(1) READ WITH SECTION 15 OF THE NATIONAL  
GREEN TRIBUNAL ACT,2010

IN THE MATTER OF:

MR. KALPEASH CHANDRAKANT YADAV .....APPLICANT

VERSUS

UNION OF INDIA THR. MOEF & CC & ORS. ....RESPONDENTS

[VOLUME-II]

ADDITIONAL DOCUMENTS FILED BY APPLICANT

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## INDEX

Sr. No.	Particulars	Pg. No.
1.	<b><u>ANNEXURE A- 11:</u></b> A True Copy of the Minutes of Meeting of SEIAA dated 19.11.2024	319-430
2.	<b><u>ANNEXURE A- 23:</u></b> Total Built up area of actual construction till the filing of OA	431
3.	<b><u>ANNEXURE A- 24:</u></b> Letter dated 18.08.2025 issued by PMRAD to SEIAA	432-435
4.	True Copy of the Judgement dated 24.03.2014 passed by Hon'ble High Court of Judicature at Bombay in Writ Petition (L) No. 655 of 2014 (Glomore constructions & Ors. Vs. Union of India & Ors.)	436-437



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

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**Minutes of Agenda of 282 (Part C) Meeting of SEIAA State Environment Impact Assessment Authority meeting held from 12/09/2024 to 12/09/2024**

**Date:** 19/11/2024

**MoM ID:** EC/MOM/SEIAA/485087/9/2024  
**Agenda ID:** EC/AGENDA/SEIAA/485087/9/2024  
**Meeting Venue:** 217, Annex, Mantralaya, Mumbai  
**Meeting Mode:** Hybrid  
**Date & Time:**

12/09/2024	10:00 AM	03:00 PM
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**1. Opening remarks**

N/A
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**2. Confirmation of the minutes of previous meeting**

N/A
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**3. Details of proposals considered by the committee**

**Day 1 -12/09/2024**

**3.1. Agenda Item No 1:**

**3.1.1. Details of the proposal**

<b>Residential Project by M/s SVB Landmarks Pvt. Ltd. by SVB LANDMARKS PRIVATE LIMITED located at PUNE, MAHARASHTRA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/465263/2024	SIA/MH/INFRA2/465263/2024	16/05/2024	Building / Construction (8(a))

### 3.1.2. Deliberations by the committee in previous meetings

**Date of SEAC 1 :**25/07/2024

**Deliberations of SEAC 1 :**

PP stated that, the application is for residential project located at S.No.278/1/2/3 Plot No. 1A(P), 278/1/2/3 Plot No. 3A, 280/1(P), 280/2(P), 281/5 at Pallo Farms, Baner, Pune. The proposed building configuration is B2+B1+G+P1+P2+P3+P4+ Amenity Podium+33 FL.

PP is received water NoCand Garden NoC vide letter dt.27.02.2024. PP has received Fire NoC dt, 02.02.2024 and drainage NoC dt. 11.03.2024. PP informed that the RG area is 460.58 m2. Planting 121 Nos. of trees proposed to be planted and existing 52 nos. of trees are on site.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

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.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision: -**

After deliberation, Committee decided to **recommend** the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

### 3.1.3. Deliberations by the SEIAA in current meetings

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.

### 3.1.4. Recommendation of SEIAA

Deferred for PP not attending the meeting

## 3.2. Agenda Item No 2:

### 3.2.1. Details of the proposal

**Proposed Residential & Commercial Project "CLOUD 28" at S. No. 280/4, village – bhugaon, Tal- Mulshi, Pune - 412115 by M/s. Oree Reality Pvt Ltd. Through Mr. Alok Kumar Jha. by OREE REALITY PRIVATE LIMITE D located at PUNE,MAHARASHTRA**

<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/468956/2024	SIA/MH/INFRA2/468956/2024	16/05/2024	Building / Construction (8(a))

### 3.2.2. Deliberations by the committee in previous meetings

**Date of SEAC 1 :25/07/2024**

**Deliberations of SEAC 1 :**

PP stated that, the application is for commercial and residential project located at S. No. 280/4, village – Bhugaon, Tal- Mulshi, Pune. The building configuration proposed as as below:

Building Name	Configuration	Ht. (m)
Wing A	B1 + B2+ LG+ UG + 21 Floors	69.99
Wing B	B1 + B2+ LG+ UG + 21 Floors	69.99
Wing C	B1 + B2+ LG+ UG + 21 Floors	69.99
Club House	G + 1	7.65
Commercial shops	Upper Ground floor	3.45

PP has received Aviation NoC vide letter dt. 26.04.2022, and site elevation certificate dt. 24.05.2023.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to submit NoC for water supply and drainage.
2. PP to submit green belt development plan / layout along with detail of trees to be planted.
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.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision: - After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.**

**3.2.3. Deliberations by the SEIAA in current meetings**

**Deliberation in SEIAA-**

Proposal is a new construction project. Proposal is recommended by SEAC-3 in its 193rd meeting for grant of Environment Clearance fort total plot area of 8,900.00 m<sup>2</sup>, FSI area of 30,093.98 m<sup>2</sup>, Non FSI area of 17,978.90 m<sup>2</sup> and total BUA of 48,072.88 m<sup>2</sup>

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 827.38 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted the same dated 09.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 06.09.2024.

SEIAA after deliberation decided to grant EC for-FSI- 30,093.98 m<sup>2</sup>, Non FSI-17,978.90 m<sup>2</sup>, total BUA-48,072.88 m<sup>2</sup>. (Plan approval No- outward no 19/24-25, dated-01.04.2024)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 827.38 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. 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- 30,093.98 m2, Non FSI-17,978.90 m2, total BUA- 48,072.88 m2. (Plan approval No- outward no 19/24-25, dated-01.04.2024

**SEIAA Decision-**

**3.2.4. Recommendation of SEIAA**

Approved

**3.2.5. Details of Environment Conditions**

**3.2.5.1. Specific**

Specific	
1.	1. PP to submit NoC for water supply and drainage. 2. PP to submit green belt development plan / layout along with detail of trees to be planted. 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. 7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**3.3. Agenda Item No 3:**

**3.3.1. Details of the proposal**

Expansion in Residential & Commercial Project at CTS no 4854, Plot No A, Pune- Mumbai old highway, Pimpri, Pune – 411018, by Mahindra Lifespaces Developers Limited by MAHINDRA LIFESPACE DEVELOPERS LIMITED located at PUNE,MAHARASHTRA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/MH/INFRA2/46835 3/2024	21-161/2024--IA.III	16/05/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

**3.3.2. Deliberations by the committee in previous meetings**

**Date of SEAC 1 :25/07/2024**

**Deliberations of SEAC 1 :**

PP stated that, the application is for expansion in residential and commercial project located at CTS no 4854, PI A, Pune- Mumbai old highway, Pimpri, Pune. The PP holds previous Environmental Clearance vide EC23B038MH171209 dated 10.11.2023 for Plot area = 46,070.45 m<sup>2</sup>, Total BUA = 4,89,344.03 m<sup>2</sup>.

PP has received ToR on 21.03.2024 and EIA report was prepared using baseline studies carried out during March 2022 to May 2022.

Comparative details are mentioned as under:

Sr.	Project Details	As per EC dt. 10 <sup>th</sup> Nov 2023	Proposed Expansion	Remarks
1	Plot Area (m <sup>2</sup> )	46,070.45	46,070.45	Same
2	Proposed FSI Area (m <sup>2</sup> )	2,60,056.72	2,22,595.95	Decrease by 37,460.77 m <sup>2</sup>
3	Non FSI Area (m <sup>2</sup> )	2,29,287.31	2,05,812.24	Decrease by 23,475.07 m <sup>2</sup>
4	Total BUA (m <sup>2</sup> )	4,89,344.03	4,28,408.19	Decrease by 60,935.84 m <sup>2</sup>

PP informed that due to change in design, the project is submitted under expansion category. PP also informed that foundation work initiated for A, B, C and D building as per earlier EC.

**Comparative Statement-Building Configuration:**

Previous EC			Proposed Configuration			Remarks
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Building A	LGP+UGP+4P+ 23 Floor	85.65	Building A	B/LGP+UGP+4STILT+2 3 Floor	84.65	No change in building footprint Only excavation and foundation work are going on site.
Building B	LGP+UGP+4P+ 23 Floor	85.65	Building B	B/LGP+UGP+4STILT+2 3 Floor	84.65	
Building C	LGP+UGP+4P+ 23 Floor	85.65	Building C	B/LGP+UGP+4STILT+2 3 Floor	84.65	
Building D	LGP+UGP+4P+ 23 Floor	85.65	Building D	B/LGP+UGP+4STILT+2 3 Floor	84.65	
Building E	BP2+BP1+LGP+ U GP+4P+38 Floor	134.15	Building E	LGP+UGP+4STILT+30 Floor	109.85	Change in configuration, decrease by 2 basement and 8 habitable floors No change in building footprint No construction activity initiated
Building F	BP2+BP1+LGP+ U GP+4P+38 Floor	134.15	Building F	LGP+UGP+4STILT+30 Floor	109.85	
Building G	BP2+BP1+LGP+ U GP+4P+38 Floor	134.15	Building G	LGP+UGP+4STILT+30 Floor	109.85	
Building H	BP2+BP1+LGP+ U GP+4P+38 Floor	134.15	Building H	LGP+UGP+4STILT+30 Floor	109.85	

Building I	BP2+BP1+LGP+ U GP+4P+38 Floor	130. 65	Building I	B/LGP+UGP+4STILT+3 0 Floor	10 5.6 5	
Building J	BP2+BP1+LGP+ U GP+4P+38 Floor	130. 65	Building J	B/LGP+UGP+4STILT+3 0 Floor	10 5.6 5	
Building K	BP2+BP1+LGP+ U GP+4P+38 Floor	130. 65	Building K	B/LGP+UGP+4STILT+3 0 Floor	10 5.6 5	
Building L	BP2+BP1+LGP+ U GP+4P+21 Floor	79.6 5	Building L	B/LGP+UGP+4STILT+1 4 Floor	57. 65	Configuration ch anged, decrease by 2 bas ement and 7 floor s Minor change in building footprint No construction activity initiated
Building M (Commercial)	BP2+BP1+LGP+UG P +Mezz.+ 3P+24+3 Service Floor	123. 15	Building M (Commercial)	B/LGP+UGP+4 STILT+ 19 Floor	10 5.6 5	Configuration ch anged, decrease by 2 bas ement and 8 floor s Minor change in building footprint No construction activity initiated
Commercial -1	G+ Mezz. +1st+ Me zz. Ground Floor	12.6 5	Commercial 1-1	UG+MEZZ+1ST+MEZZ Floor	12. 65	Configuration ch anged Minor change in building footprint No construction activity initiated
Commercial -2	G+ Mezz. Ground Fl oor	6.15	Commercial 1-2	UG+ Mezz Ground Floor	6.6 5	Height increased Minor change in building footprint No construction activity initiated
Club House- 1	Ground Floor	6.00	Club Hous e-1	Ground Floor	6.0 0	21.65 m includin g height from gro und to podium as per fire NOC, Cl ub house height r emains same as 6 m
Club House- 2	Ground Floor	6.00	Club Hous e-2	Ground Floor	6.0 0	
Club House- 3	Ground Floor	6.00	Club Hous e-3	Ground Floor	6.0 0	

**Comparative Statement:**

Project Details	As per EC Received dated 10 <sup>th</sup> Nov 2023	Proposed Expansion	Remark
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No. of tenement s/ shops	Residential flats -2,268 Commercial: Shops – 54 nos., Offices – 84 nos., Guest rooms – 196 nos., Restaurant – 4nos., Guest arrival or Lounge – 1 no., Business centre – 1 no., Banquet – 1 no.	Residential flats – 1,670 nos. Commercial - Shops – 48 nos., Offices – 88 nos., Guest rooms – 105 nos., Restaurants – 4 nos., Guest Arrival or Lounge – 1 no., Business Center – 1 no., Banquet – 1 no.	Residential flats decreased by 598 nos. Shops decreased by 6 no., offices increased by 4 nos., Guest rooms decreased by 91 nos., Restaurants, Business center, Lounge and Banquet remains same
Population	Residential: 11,340 nos. Commercial & visitors: 6,329 nos. Total: 17,669 nos.	Residential: 8,350 nos Commercial & visitors: 4,884 nos Total: 13,234 nos	Population decreased by 4,435 nos.
Fresh Water Requirement	1221 KLD	912 KLD	Decrease by 309 KLD
Sewage Generation	1670 KLD	1244 KLD	Decrease by 426 KLD
STP Capacity	1670 KLD	1480 KLD	Decrease by 190 KLD
ETP capacity	35 KLD	35 KLD	Remains same
Solid waste Generation kg/day	Total waste – 7,554 kg/day STP sludge – 67 kg/day OWC Capacity- 4,550 kg/day	Total waste – 4,491 kg/day STP sludge – 74 kg/day OWC Capacity- 2,560 kg/day	Decreased by 3,063 kg/day Increased by 7 kg/day Decreased by 1,990 kg/day

PP has received Garden NoC dt.06.09.2022 and Tree cutting NoC dt.26.02.2024. PP has received Aviation NoC dt. 03.11.2023. PP has received Fire IOD dt.06.11.2023 and NoC for water supply dt.04.11.2023.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) b1.

**During discussion following points emerged:**

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.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision: - After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.**

### 3.3.3. Deliberations by the SEIAA in current meetings

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.

### 3.3.4. Recommendation of SEIAA

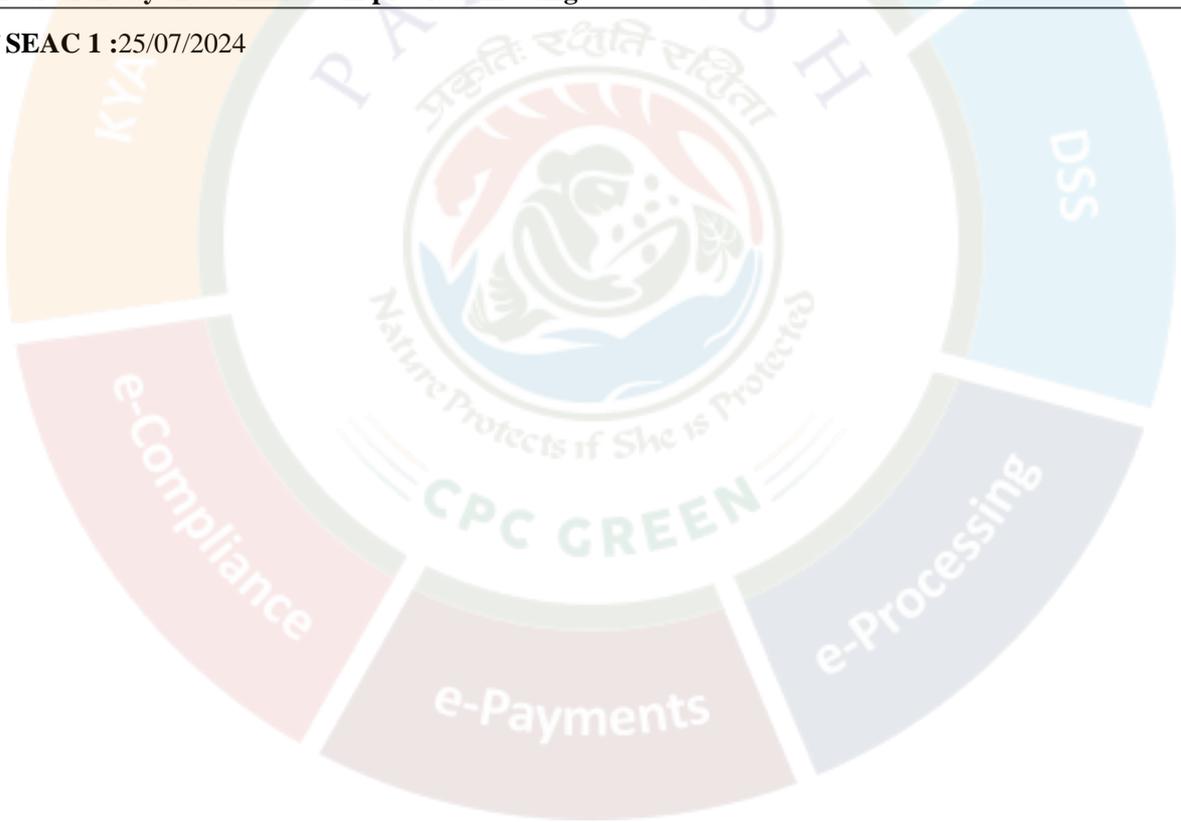
Deferred for PP not attending the meeting

### 3.4. Agenda Item No 4:

#### 3.4.1. Details of the proposal

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 by M/S. ENERRGIA SKYI DEVELOPERS located at PUNE,MAHARASHTRA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/MH/INFRA2/469126/2024	21-165/2024-IA.III	16/05/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

#### 3.4.2. Deliberations by the committee in previous meetings

<p>Date of SEAC 1 :25/07/2024</p> 
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**Deliberations of SEAC 1 :**

PP stated that, the application is for expansion in EC for residential and commercial project located at Village Bhugaon, Taluka Mulshi, Pune. PP holds previous EC Vide No: SIA/MH/INFRA2/438829/2023 dated 7th February 2024. PP informed that due to design change & addition of a land parcel, project is submitted for EC under Expansion Category. The total Construction completed at site till date is **2,30,895.62 Sq. m** as per earlier EC received.

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

PP has received ToR on 22.03.2024 and EIA report was prepared using baseline studies carried out during 15th January 2023 to 15th April 2023.

**The comparative statement for the project is as below:**

As per EC Received dated 7 <sup>th</sup> 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 + 12	36.60	4	P1 + P2 + P3 + 10	36.60		
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 + 1	37.70	7	P1 + P2 + 1	37.70		

	2			2			
8	P1 + P2 + 1 2	37.70	8	P1 + P2 + 1 2	37.70		
9	P1 + P2 + 1 2	37.70	9	P1 + P2 + 1 2	37.70		
11	P1 + P2 + 1 2	37.70	11	P1 + P2 + 1 2	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 + 1 2	37.70	13	P1 + P2 + 1 2	37.70	No Change	Completed & occupied
14	P1 + P2 + 1 2	37.15	14	P1 + P2 + 1 2	37.15		
15	P1 + P2 + 1 2	37.15	15	P1 + P2 + 1 2	37.15		
16	P1 + P2 + 1 2	37.15	16	P1 + P2 + 1 2	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 + 2 5	90.70		
---	---	---	19 Wing D	B + 3P + 2 5	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, Adm	---	Amenities	Hall, Gym, Library, sports court, badminton court, Adm	---		

	in office			in office			
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Other comparative details are as follows:

Project Details	As per EC Received dated 7 <sup>th</sup> 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

PP informed that they have received NoC for water supply, drainage NoC and Fire NoC.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8b) b1.

**During discussion following points emerged:**

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.
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.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision: - After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.**

**3.4.3. Deliberations by the SEIAA in current meetings****Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 193<sup>rd</sup> meeting for grant of Environment Clearance for total plot area of 1,55,860.00 m<sup>2</sup>, FSI area of 2,08,130.93 m<sup>2</sup>, Non FSI area of 1,81,540.32 m<sup>2</sup> and total BUA of 3,89,671.25 m<sup>2</sup>.

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.

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect as a proof of compliance of construction Initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 10.09.2024.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 08.06.2022. PP submitted that, they have obtained the same dated 20.09.2023. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 20.09.2023.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 15532.53 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted the same dated 10.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 10.09.2024.

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

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 15532.53m<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. 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.

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.

**3.4.4. Recommendation of SEIAA**

Approved

### 3.4.5. Details of Environment Conditions

#### 3.4.5.1. Specific

Specific	
1.	<ol style="list-style-type: none"> <li>1. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.</li> <li>2. PP to submit details of green areas provided along with photographs.</li> <li>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.</li> <li>7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li> </ol>

### 3.5. Agenda Item No 5:

#### 3.5.1. Details of the proposal

Expansion in Proposed commercial project 'Kohinoor World Tower' at S.No.228(P) CTS No.4758(P) & S.No.227/1, CTS No. 4757(P) Pimpri by Godiva properties private Limited by GODIVA PROPERTIES PRIVATE LIMITED located at PUNE,MAHARASHTRA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/MH/INFRA2/46934 3/2024	21-164/2024-IA.III	16/05/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

#### 3.5.2. Deliberations by the committee in previous meetings

Date of SEAC 1 :25/07/2024

**Deliberations of SEAC 1 :**

PP stated that, the application is for commercial project located at S.No.228(P) CTS No.4758(P) & S.No.227/1, CTS No. 4757(P) Pimpri Pune.

PP has received ToR on 22.03.2023 and EIA report was prepared using baseline studies carried out during 15.10.2023 to 15.01.2024.

PP informed that the Project has been granted Environmental Clearance EC Identification No. - EC23B038MH190277 dated 18th May 2023 for Plot area = 33,026.93 m<sup>2</sup>, FSI area – 60,389.00 m<sup>2</sup> NON FSI area = 30,214.73 m<sup>2</sup> Total BUA = 90,603.95 m<sup>2</sup>. Now, due to change in design, the project is submitted for expansion in Environmental Clearance.

Sr.	Project Details	As per EC Received dated 18 <sup>th</sup> May 2023	Proposed Expansion	Remarks
1	Plot Area (Sq.m)	33,026.93	33,026.93	Same
2	Proposed FSI Area (Sq.m)	79,242.57 sq.m (restricted for 60,389.00 sq.m)	1,48,566.52	Increased by 88,177.52 m <sup>2</sup>
3	Non FSI Area (Sq.m)	66,443.09 sq.m (restricted for 30,214.73 sq.m)	83,362.87	Increased by 53,148.14 m <sup>2</sup>
4	Total BUA Area (Sq.m)	1,45,685.66 sq.m (restricted for 90,603.95 sq.m)	2,31,929.39	Increased by 1,41,325.44 m <sup>2</sup>

As per EC Received dated 18 <sup>th</sup> May 2023			Proposed Expansion			Remark	Construction Status
Building Name	Configuration	Height in mts	Building Name	Configuration	Height in mts.		
Tower 1	2B+RG+R L1+3P+12	65.80	Tower 1	2B+RG+R L1+3P+12	65.80	Remains Same	Construction Completed
Tower 2	2B+RG+R L1+3P+12	65.80	Tower 2	2B+RG+R L1+3P+12	65.80	Remains Same	Construction Completed
Tower 3	2B+RG+R L1+3P+12	65.80	Tower 3	2B+RG+R L1+3P+12	65.80	Remains Same	Construction Completed
Tower 4	B+3P+11	53.95	Tower 4	B1+B2+ G+3P+21	102.15	Increased by 11 Floor	Construction not initiated
Tower 5	B+3P+11	53.95	Tower 5	B1+B2+ G+3P+21	102.15	Increased by 11 Floor	Construction not initiated
Club House	G+2	11.91	Club House	G+2	11.91	Remains Same	Construction Completed

The comparative statement for the project is as below:

Project Details	As per EC Received dated 18 <sup>th</sup> May 2023 and revalidation of E	Proposed Expansion	Remark

	C		
No. of offices/ shops	Total = 571 Nos • Commercial offices – 536 nos. • shops – 34 nos. • Restaurant 1 No.	Total = 513 Nos. • Commercial offices – 483 nos. • Shops - 30 Nos	Commercial Decreased by 58 Nos • offices Decreased by 53 Nos • shops : Decreased by 4 Nos • Restaurants Removed
Population	Commercial Population 16,497 users	Commercial Population 18,998 users	Increased by 2,501 nos.
Total Water Requirement	747 KLD	823 KLD	Increased by 76 KLD
Sewage Generation	632 KLD	673 KLD	Increased by 41 KLD
STP Capacity	635 KLD	800 KLD	Increased by 165 KLD
Solid waste Generation kg/d	Dry waste – 2,488 kg/day Wet waste –1,681 kg/day STP sludge – 32 kg/day	Dry waste – 2,556 kg/day Wet waste – 1,958 kg/day STP sludge – 70 kg/day	Increased by 68 kg/day Increased by 277 kg/day Increased by 38 kg/day
Power supply	Connected load – 14,502 KW	Connected load – 22,679.88 kW	Increased by 8,177 KW

PP informed that Aviation NoC is not applicable for the project. PP has received site elevation certificate on 02.07.2024.

PP has received Fire NoC for Tower 4 and 5 on 28.02.2024, and for Tower 1,2,3 on 20.12.2021. PP has received drainage NoC on 24.05.2024. PP has received garden NoC on dt. 11.08.2020.

PP informed that there are some existing structures at proposed Tower 4 and 5 and the same will be demolished.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b1.

**During discussion following points emerged:**

1. The Committee observed that Item no. 6 of Common Application Form (CAF) indicates Additional Area Proposed as 33026.93 Ha which is incorrect. PP to submit corrected CAF.
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
3. PP to submit details of offsite plantation.
4. PP to submit swept path analysis report and evacuation time calculations.
7. 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.
9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision: - After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.**

### 3.5.3. Deliberations by the SEIAA in current meetings

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.

### 3.5.4. Recommendation of SEIAA

Deferred for PP not attending the meeting

### 3.6. Agenda Item No 6:

#### 3.6.1. Details of the proposal

Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP by GROW INDIA REALCON LLP located at PUNE, MAHARASHTRA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/MH/INFRA2/468974/2024	SIA/MH/INFRA2/468974/2024	16/05/2024	Building / Construction (8(a))

#### 3.6.2. Deliberations by the committee in previous meetings

**Date of SEAC 1 :** 25/07/2024

**Deliberations of SEAC 1 :**

**Deliberations:**

PP stated that, the application is for residential project located at S. no. 282/2, Maan, Pune with configuration as S + 21 floors and Club House.

PP informed that the project has received 4 sanctions:

1. BMU/CRNO.618/20-21 in the year 2021 for P + 9 floors
2. BMU/CRNO.378/21-22 in the year 2021 for P + 10 floors
3. BMU/CRNO.1174/21-22 in the year 2022 for P + 13 floors
4. BMU/CRNO.2112/23-24 in the year 2024 for P + 21 floors

PP further informed that the construction was initiated on site as per Sanction no. 1 (TBUA – 12,346.06 m<sup>2</sup>), Sanction no. 2 (TBUA – 13,763.33 m<sup>2</sup>) and Sanction no. 3 (TBUA – 17,236.69 m<sup>2</sup>) as the construction area was not exceeding of 20,000 sqm and hence did not fall under purview of EIA notification 2006. Transit Oriented Development (TOD) rules came into existence from 10.10.2022 and became applicable to the project site sine year 2024, hence the potential of the project is now exceeding TBUA of 20,000 sqm, and therefore the project attracts Environmental Clearance under the EIA Notification 2006.

PP informed that Aviation NoC is not applicable for the project.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

6. 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.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision:** - After deliberation, Committee decided to **recommend** the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

#### 3.6.3. Deliberations by the SEIAA in current meetings

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.

**3.6.4. Recommendation of SEIAA**

Deferred for PP not attending the meeting

**3.7. Agenda Item No 7:****3.7.1. Details of the proposal**

<b>Expansion of Proposed Commercial and SRA building project at final plot 560, CTS no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune by M/s Palash Realtors LLP. by M/S PALASH REALTORS LLP. located at PUNE, MAHARASHTRA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/470044/2024	SIA/MH/INFRA2/470044/2024	17/05/2024	Building / Construction (8(a))

**3.7.2. Deliberations by the committee in previous meetings**

**Date of SEAC 1 :25/07/2024**

e-Compliance

e-Payments

e-Processing

CPC GREEN

**Deliberations of SEAC 1 :**

PP stated that, the application is for Expansion of residential project located at Final plot 560, CTS no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune. The PP holds earlier Environmental Clearance Identification no. EC22B038MH190135 & File No. - SIA/MH/MIS/229975/2021 dated 13.03.2022 for the total construction built up area of 31709.45 Sq. m (FSI- 20787.36 Sq. m + NON FSI – 10922.09 Sq. m).

Now PP have applied for Vertical Expansion of Environmental Clearance on 20.04.2024 for total construction built up area of 50246.17 sq. m (FSI 37955.48 sq. m +Non FSI 12290.69 sq. m). PP informed that total constructed area is 26258.97 sq. mt. (FSI 16140.46 +Non FSI 10118.51) as per earlier EC.

**The comparative statement for the project is as below:**

Building Config. as per earlier EC	Proposed Modification/ Expansion in EC	Remarks	Construction Status
Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG 2+1st Floor+2nd Floor Parking+ 15 Floors (Ht- 75.65 m)	Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG 2+33 Floors (Ht- 158.25 m)	Vertical expansion on ly Increased 16 floors	Completed till 10 floors
Bldg B(Rehab/SRA)- Stilt+1st Floor Parking+2nd Floor Parking+ 10 Floors (Ht-39.45 m)	Bldg B(Rehab/SRA)- Stilt+1st Floor Parking+2nd Floor Parking+ 14 Floors (Ht-50.85 m)	Vertical expansion on ly Increased 04 floors	Completed till 10 floors
Sr.	Particulars	As per earlier EC (Areas in m2)	Proposed Modification (Areas in m2)
1	Total Plot area	3454.99	3454.99
2	Deductions	308.08 (Road widening)	308.08 (Road widening)
3	Net Plot Area	3146.91	3146.91
4	FSI area	20787.36	37955.48
5	Non FSI area	10922.09	12290.69
6	Total BUA	31709.45	50246.17
7	No. of buildings with its configuration	Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG2+1st Floor+2nd Floor Parking+ 15 Floors (HEIGHT- 75.65 M) Bldg B(Rehab/SRA)- Stilt+1st Floor or Parking+2nd Floor Parking+ 10 Floors (Ht-39.45 m)	Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG2+33 Floors (HEIGHT- 158.25 m) Bldg B(Rehab/SRA)- Stilt+1st Floor Parking+2nd Floor Parking+ 14 Floors (Ht-50.85 m)
9	No. of tenements & Population	SRA - Residential : 77 Commercial: shops/Offices Population : Residential –385 Commercial – 2737	SRA - Residential :108 Commercial : shops/Offices Population : Residential –540 Commercial – 3579
10	Water requirement	Fresh water : 103.07 KLD Flushing water : 72.06 KLD Gardening water : 2 KLD Swimming pool : 00 Total water requirement : 177.13 KLD	Fresh water : 143.60 KLD Flushing water : 94.96 KLD Gardening water : 2 KLD Swimming pool : 00 Total water requirement : 240.56 KLD

11	Waste water generation & STP provided	Waste water generation : 157.63 KLD STP capacity : 125 KLD, 60 KLD STP technology : MBBR	Waste water generation : 214.70 KLD STP capacity : 150 KLD, 70 KLD STP technology : SBT. ( Soil Bio Technology)
12	Rain water Harvesting	Pits- 3 No. Size- 1.50 M. X 1.50 M. X 1.50 M	Pits- 3 No. Size- 1.50 M. X 1.50 M. X 1.50 M
13	UGT	Fire Tank- 250 KLD Domestic Tank- 94 KLD	Fire Tank- 250 KLD Domestic Tank- 216 KLD
14	Solid waste generation, STP Sludge & OWC capacity	Wet – 389.20 kg/day Dry – 487.55 kg/day Ewaste- 8.02 kg/day STP Sludge : 14 kg/day OWC capacity- 325 kg/day & 125 kg/day	Wet – 520 kg/day Dry – 644.85 kg/day Ewaste- 16.18 kg/day STP Sludge : 21 kg/day OWC capacity- 375 kg/day & 175 kg/day
15	Green Belt Development	Total RG area :.NA Existing Trees : 00 Proposed trees: 40 no.	Total RG area :.NA Existing Trees : 00 Proposed trees: 40 no.
16	Traffic Management	Cars- 373 nos.	Cars- 391nos.
17	Energy	Connected load : 3785 KW Maximum demand : 2461 KW DG set : 2 x 750 KVA No. of transformer : 3 x 1000 KVA A+1 x315 KVA % saving – 17.37 %	Connected load : 5174 KVA Maximum demand : 3565 KVA DG set : 3 x 1250 KVA, 1 x 320 KVA A No. of transformer :2 x 1000 KVA, 1 x1250 KVA, 1 x 315 KVA % saving – 19.58 %

PP informed that IoD is received on dt. 14.06.2024 and Aviation NoC is not applicable, however, site elevation certificate is received on 24.07.2024. PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), is received on 28.05.2024.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

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.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**3.7.3. Deliberations by the SEIAA in current meetings**

**Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 193<sup>rd</sup> meeting for grant of Environment Clearance for total plot area of 3,454.99 m<sup>2</sup>, FSI area of 37,955.48 m<sup>2</sup>, Non FSI area of 12,290.69 m<sup>2</sup> and total BUA of 50,246.17 m<sup>2</sup>.

Project had received earlier Environment Clearance vide EC identification no EC22B038MH190135 (File No. - SIA/MH/MIS/229975/2021), dated 13.03.2022 for the total BUA of 31709.45 Sq. m (FSI- 20787.36 Sq. m + NON FSI – 10922.09 Sq. m).

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect as a proof of compliance of construction Initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 12.09.2024.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 08.06.2022. PP submitted that, they have obtained the same dated 28.05.2024. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 28.05.2024.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, as their plot area is less than 0.4 Ha, mandatory RG is not applicable to their project as per provisions of UDCPR. SEIAA noted the same and asked PP to submit an undertaking to that effect. PP submitted the same dated 12.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 12.09.2024.

SEIAA further observed that, PP has not obtained the CFO NOC. PP submitted that, they are in final stage of obtaining CFO NOC and requested authority to allow them few days' time to submit the same. SEIAA noted the same. PP submitted the CFO NOC dated 03.10.2024 for Building A up to height 149.95 m & for Building B up to height 50.85 m. SEIAA decided to restrict the height of building A up to 149.95 m as per CFO NOC.

SEIAA after deliberation decided to grant EC for-FSI-37955.48 m<sup>2</sup>, Non FSI-12290.69 m<sup>2</sup>,total BUA-50,246.17 m<sup>2</sup>. (Plan approval No-SRA/1494, dated-14.06.2024)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP submitted that, as their plot area is less than 0.4 Ha, mandatory RG is not applicable to their project as per provisions of UDCPR. Local planning authority to ensure the validity of the same.
2. This EC is restricted for Building A up to height 149.95 m only as per CFO NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.

**3.7.4. Recommendation of SEIAA**

Approved

**3.7.5. Details of Environment Conditions**

**3.7.5.1. Specific**

Specific	
1.	<p>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.</p> <p>6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p>

### 3.8. Agenda Item No 8:

#### 3.8.1. Details of the proposal

<b>Proposed Commercial Project "Antaaya" at Survey No. 28/3B/2(P), Balewadi, Taluka- Haveli, Pune by Akruiti E state Developer LLP by AKRUTI ESTATE DEVELOPER LLP located at PUNE,MAHARASHTRA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/469149/2024	SIA/MH/INFRA2/469149/2024	18/05/2024	Building / Construction (8(a))

#### 3.8.2. Deliberations by the committee in previous meetings

<p><b>Date of SEAC 1 :</b>25/07/2024</p> <p><b>Deliberations of SEAC 1 :</b></p> <p>PP stated that, the application is for commercial project located at Survey No- 28/3B/2(P), Balewadi, Tal: Haveli, Pune.</p> <p>PP informed that initially, total plot area was 1000 m2. and plot potential was below 20,000 m2. total built up area, accordingly PP has constructed Bldg. A, sanctioned obtained from PMC vide sanction no. CC/1016/22 dated 19/07/2022 and revised sanction obtained from PMC vide sanction No CC/2403/22 dated 12/12/2022. Further, part completion certificate obtained of Bldg. A from PMC vide letter no. CCC/0633/23 dated 21/09/2023. As of now, constructed total built up area on site is 6418.30 m2 (FSI: 3418.30 m2 + Non FSI: 3000 m2.M.) for Bldg. A.</p> <p>Subsequently, PP have acquired additional adjacent plot of 2000 m2, hence total project plot area is 3000 m2 and plot potential increased more than 20,000 m2. hence applied for EC for total plot area 3000 m2 and total built up area 36,841.53 m2 (FSI: 22,225.62 m2 + Non FSI: 14,615.91 m2.).</p> <p>PP has received NoC for water supply vide letter dt. 28.03.2024, drainage NoC vide letter dt. 27.03.2024, Fire NoC vide letter dt. 25.07.2023, garden NoC vide letter dt. 21.03.2024 and sile elevation certificate vide letter dt. 01.02.2024.</p> <p>The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.</p> <p><b>During discussion following points emerged:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li> </ol>
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#### 3.8.3. Deliberations by the SEIAA in current meetings

<p><b>Deliberation in SEIAA-</b></p> <p>During the meeting, SEIAA observed that, Hon'ble NGT (CENTRAL ZONE BENCH, BHOPAL) in Original Application No. 93/2024(CZ) has passed the following order on 09<sup>th</sup> August, 2024. The operative part of the same is as –</p> <p><i>"..41. Accordingly, we direct the MoEF&amp;CC to strictly enforce the notification dated 14.09.2006 attached to Category 8 in the note general conditions and we direct the MoEF&amp;CC to appraise all those building and construction projects that are 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</i></p>
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*Environment (Protection) Act, and the projects located at inter-state boundaries as Category A projects and to be appraised by the central level by the Sectoral Expert Appraisal Committee.*

42. *The MoEF&CC is directed to strictly comply the notification or to make a clarity by issue of notification. The copy of the order be communicated the MoEF&CC for clarification and issue of necessary notification or to comply the EIA, Notification, 2006 in letter and spirit... ”*

As the project is 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/ the projects located at inter-state boundaries. SEIAA after deliberation decided to defer the proposal in the view of above order of Hon'ble NGT.

**SEIAA Decision-**

SEIAA after deliberation decided to defer the proposal.

**3.8.4. Recommendation of SEIAA**

Deferred for ADS

**3.9. Agenda Item No 9:**

**3.9.1. Details of the proposal**

**"Tej Elevia" by M/s Tejrjaj Realtors LLP, At S. No.72/4, 73(PART), 74+75/2/1, Plot No 31+32, Baner, Tal. - Have li, Dist. – Pune, Maharashtra by TEJRAJ REALTORS LLP located at PUNE,MAHARASHTRA**

<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/465474/2 024	SIA/MH/INFRA2/465474/2 024	19/05/2024	Building / Construction (8(a))

**3.9.2. Deliberations by the committee in previous meetings**

**Date of SEAC 1 :25/07/2024**

**Deliberations of SEAC 1 :**

PP stated that, the application is for expansion of residential and commercial project located at S.No. 72/4,73(Part), 74 + 75/2/1, Plot No. 31 + 32 at Baner, Taluka-Haveli, Pune. PP holds previous ECs received vide dt. 25-03-2020 and 18-06-2022.

PP has received garden NoC vide letter dt. 03.01.2019 and Fire NoC for wing C1 and D vide letter dt. 27.05.2024, Aviation NoC dt. 05.04.2021.

PP informed that the Landscape area will be 1092.08 m<sup>2</sup>. 63 trees are existing on site in that 26 trees to be transplanted, 13 trees to be cut and remaining 24 trees retain. Planting 113 Nos. of trees proposed to be planted and 573 Nos. of trees proposed to be planted against cutting and transplanting out-side.

**The comparative statement for the project is as below:**

Details	<u>EC22B038MH110475 received on dated 18/06/2022</u> EC received for BUP - 80647.91 m <sup>2</sup>			Proposed Revised Plan			Difference in 2019 EC and Proposed application	
Total Plot Area	8089.13 m <sup>2</sup>			11389.13 m <sup>2</sup>			Total Plot increased by 3300 m <sup>2</sup>	
Proposed Built Up Area	BUP area: 80647.91 m <sup>2</sup> (FSI 45115.16 m <sup>2</sup> + NON FSI 35532.75 m <sup>2</sup> )			BUP Area: - 1,28,775.19 m <sup>2</sup> (FSI 75957.19 m <sup>2</sup> + NON FSI 52818.00 m <sup>2</sup> )			BUP increased by Area: 48127.28 m <sup>2</sup> (FSI- increased by 30842.03 m <sup>2</sup> + Non FSI-increased by 17285.25 m <sup>2</sup> )	
Building Config.	Total No of Buildings - 05 Nos			Total No of Buildings-06 Nos			Addition of C1 wing	
	Building name	configuration	Height	Building name	configuration	Height	Changes	Construction Status
	Wing A	2B+L G+UG+ 4P+26 FL	109.10 m	Wing A	2B+LG+ UG+4P+2 9 FL+RE CREATIONAL	118.40 m	Increased by 3 Floors	2B+LG+UG+4P+25 FL Completed
	Wing B	2B+L G+UG+ 4P+26 FL	104.60 m	Wing B	2B+L G+UG+ 4P+29 FL	113.90 m	Increased by 3 Floors	2B+LG+UG+4P+03 FL Completed
	Wing C	2B+L G+UG+ 4P+26 FL	104.60 m	Wing C	2B+L G+UG+ 4P+29 FL	113.90 m	Increased by 3 Floors	2B+LG+UG+4P FL Completed
-	-	-	Wing C1	2B+L G+UG+ 4P+29 FL RECREATIONAL	118.40 m	Addition of Wing C1	Not yet Started	

	Wing D (Residential & Commercial)	2B+L G+UG+ 4P+20 FL	89.90 m	Wing D (Only commercial)	2B+L G+UG+ 21 FL	85.30 m	Residential delete only commercial wing	Not yet Started
	A1 Structure	P+1 FL	3.05 m	A1 Structure	P+2 FL	9.00 m	Increased by 1 Floors	Not yet Started
Details		<u>EC22B038MH110475 received on dated 18/06/2022</u> EC received for BUP - 806 47.91 m <sup>2</sup>		Proposed Revised Plan		Difference in 2019 EC and Proposed application		
Total Tenements		Residential Flats: 391 Nos., Commercial : Shops - 17 Nos., offices 20Nos.		Residential Flats: 465 Nos., Commercial: Shops 24 Nos., offices 147Nos.		Tenements increased by Flats – 74 Nos. Shops – 07 nos. Offices - 127 Nos.		
Occupancy		Residential Users: 1955 Nos. Commercial Users: 636 Nos. Total Users:- 2591 Nos.		Residential Users: 2325 Nos. Commercial Users: 3981 Nos. Total Occupancy of the project 6306 Nos		Residential Users: Increased by 370 Nos. Commercial Users Increased by 3345 Nos Total Users: Increased by 3715 Nos.		
Water Quantity		Total Water Requirement – 308.99 m <sup>3</sup> /day Fresh Water Requirement – 193.29 m <sup>3</sup> /day		Total Water Requirement - 505.33 m <sup>3</sup> /day Fresh Water Requirement – 310.57 m <sup>3</sup> /day		Total Water Requirement increased by – 196.34 m <sup>3</sup> /day Fresh Water Requirement increased by - 117.28 m <sup>3</sup> /day		
STP Details		STP : 275.00 m <sup>3</sup> /day Sewage generation – 268.33 m <sup>3</sup> /day		STP : 420.00 m <sup>3</sup> /day Sewage generation – 419.04 m <sup>3</sup> /day		STP Capacity increased 145 m <sup>3</sup> /day Sewage generation increased by 150.71 m <sup>3</sup> /day		
OWC Details		OWC – 700.00 Kg/Day Wet Waste- 650.00 Kg/Day Dry Waste- 486.00 Kg/Day		OWC: 1100 Kg/Day Wet Waste – 1096 Kg/Day Dry Waste – 1062 Kg/Day		OWC Capacity increased by 400 Kg/day Wet Waste increased by : 446 Kg/Day Dry Waste increased by : 576 Kg/Day		
Services		Transformer: 630 KVA X 04 Nos. DG Set: 750 KVA x 01 No. 250 KVA x 01 No.		Transformer: 1000 KVA x 04 Nos. DG Set: 800 KVA x 01 No. 1010 KVA x 02 Nos.		Transformer increased by 1000 KVA x 04 Nos. DG Set-Capacity increased by 50 KVA x 01 No. & 760 KVA x 02 Nos.		
		UGT – Domestic : 304.00 m <sup>3</sup> Flushing : 116.00 m <sup>3</sup> Fire : 350.00 m <sup>3</sup>		UGT – Domestic : 317.33 m <sup>3</sup> Flushing : 247.00 m <sup>3</sup> Fire : 886.00 m <sup>3</sup>		UGT – Domestic Increased by : 13.33 m <sup>3</sup> Flushing increased by : 131.00 m <sup>3</sup> Fire increased by : 536.00 m <sup>3</sup>		

Rainwater harvesting pitno.			3
Parking Details	Total RWH pit – 04 Nos.	Total RWH pit – 06 Nos.	Total RWH pit – Increased by 02 Nos.
	Cars: 479 Nos. Scooters: 320 Nos. Total Parking Area Provided : 30145 m <sup>2</sup>	Cars: 662 Nos. Scooters: 780 Nos. Total Parking Area Provided : 35000.00 m <sup>2</sup>	Cars : Increased by 183 Nos Scooters : Increased by 460 Nos Total Parking Area Increased by 4855.00 m <sup>2</sup>

PP indicated construction carried out as per previous EC as below:

Sr. No.	Name of the Building	As per previous EC	Construction Status	Constructed Work Area (sq.m)		Proposed Building	Proposed Configuration of Building
				FSI Area	NON-FSI Area		
1	Wing A	2B+LG+U G+4P+26 FL	2B+LG+U G+4P+25 FL Completed	12510.75 m <sup>2</sup>	8603.64 m <sup>2</sup>	Wing A	2B+LG+U G+4P+29 FL L+RECREATIONAL
2	Wing B	2B+LG+U G+4P+26 FL	2B+LG+U G+4P+03 FL Completed	1126.87 m <sup>2</sup>	8678.76 m <sup>2</sup>	Wing B	2B+LG+U G+4P+29 FL
3	Wing C	2B+LG+U G+4P+26 FL	2B+LG + U G+ 4P FL Completed	-	7910.24 m <sup>2</sup>	Wing C	2B+LG+U G+4P+29 FL
4	Wing C1	-	Not yet Started	-	-	Wing C1	2B+LG+U G+4P+29 FL RECREATIONAL
5	Wing D	2B+LG+U G+4P+20 FL	Not yet Started	-	-	Wing D	2B+LG+U G+21 FL
6	A1 Structure	P +1 FL	Not yet Started	-	-	A1 Structure	P+2 FL
7	Services (STP, OWC, Transformer, DG & UGT)		Not yet installed	-	-		
Total				13637.62 m <sup>2</sup>	25192.64 m <sup>2</sup>		
Total Constructed Built-up Area				38830.26 m <sup>2</sup>			

PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur is received on 17.04.2024.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined.

The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

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.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision: - After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.**

**3.9.3. Deliberations by the SEIAA in current meetings**

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.

**3.9.4. Recommendation of SEIAA**

Deferred for PP not attending the meeting

**3.10. Agenda Item No 10:**

**3.10.1. Details of the proposal**

**Proposed Group Housing Scheme Project at KH. No. – 56/2-3, P.H. No.–38, Mouza–Beltarodi, Tah–Nagpur (Gramin), Dist.–Nagpur, Maharashtra, by M/s. Maxx Builder & Developers by M/S. MAXX BUILDER & DEVELOPERS located at NAGPUR, MAHARASHTRA**

<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/470941/2024	SIA/MH/INFRA2/470941/2024	20/05/2024	Building / Construction (8(a))

**3.10.2. Deliberations by the committee in previous meetings**

**Date of SEAC 1 :25/07/2024**

**Deliberations of SEAC 1 :**

PP stated that, the application is for residential project located at KH. No. – 56/2-3, P.H. No.–38, Mouza–Beltarodi, Tah–Nagpur (Gramin), Dist.–Nagpur.

The Proposed Project is a Group Housing Scheme Project, being developed as per Unified Development Control & Promotion Regulations (UDCPR 2020). The proposed project consists of 4 numbers of Buildings, 1 Residential Building (Wing A, B & C), 1 Club House & 2 Bungalows. The Project site is having connectivity through the existing 12m wide road which is connected to 24 m road Beltarodi road (DP road).

PP has received NoC for water supply vide letter dt. 05.04.2024, drainage NoC vide letter dt. 05.04.2024, Aviation NoC vide letter dt. 08.08.2023

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

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.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

**Decision: - After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.**

**3.10.3. Deliberations by the SEIAA in current meetings****Deliberation in SEIAA-**

Proposal is a new construction project. Proposal is recommended by SEAC-3 in its 193rd meeting for grant of Environment Clearance for total plot area of 16,200 m<sup>2</sup>, FSI area of 51,667.184 m<sup>2</sup>, Non FSI area of 13,818.036 m<sup>2</sup> and total BUA of 65,485.220 m<sup>2</sup>.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 1620.024 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted the same dated 09.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 09.09.2024.

SEIAA after deliberation decided to grant EC for-FSI-51,667.184 m<sup>2</sup>, Non FSI- 13,818.036 m<sup>2</sup>,total BUA-65,485.220 m<sup>2</sup>. (Plan approval No-NPBP/TPD/1899, dated-18.01.2024)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 1620.024 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. 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-51,667.184 m<sup>2</sup>, Non FSI- 13,818.036 m<sup>2</sup>,total BUA-65,485.220 m<sup>2</sup>. (Plan approval No-NPBP/TPD/1899, dated-18.01.2024)

SEIAA after deliberation decided to grant Environment Clearance.

**3.10.4. Recommendation of SEIAA**

Approved

### 3.10.5. Details of Environment Conditions

#### 3.10.5.1. Specific

Specific	
1.	<p>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.</p> <p>6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p>

### 3.11. Agenda Item No 11:

#### 3.11.1. Details of the proposal

Proposed Residential & Commercial project at S. no. 89/1A/1 (Part) and 89/1A/2 (Part), Village Tathawade, Tal. Mulshi, Pune by M/s. Vision Ventures & M/s. Goldstone Structures. by vision ventures located at PUNE, MAHARASHTRA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/MH/INFRA2/471571/2024	SIA/MH/INFRA2/471571/2024	20/05/2024	Building / Construction (8(a))

#### 3.11.2. Deliberations by the committee in previous meetings

<p><b>Date of SEAC 1 :</b>26/07/2024</p> <p><b>Deliberations of SEAC 1 :</b></p> <p>PP stated that, the application is for residential and commercial project located at S. no. 89/1A/1 (Part), 89/1A/2 (Part), Tathawade, Pune.</p> <p>The PP holds previous EC vide letter no. SEIAA-EC-000000320 dated 01.06.2018 for entire plot having plot area of 28200 sq. m. PP informed that by the time of EC granted, the subdivision of plot has been approved by PCMC vide sanction no. BP/Tathawade/27/2018 dated 02.06.2018 and subsequently plot was subdivided in three parts.</p> <p>PP has now submitted the application for EC for one of the sub-divided plot in fresh category under the ownership of M/s. Vision Ventures and M/s. Goldstone structure for total plot area of 6047.11 sq. m.</p> <p>The Committee noted that the previous EC is not yet surrendered or amended to take effects of subdivision hence the current application cannot be considered for appraisal.</p> <p><b>Decision: - After deliberation, Committee decided to <b>reject</b> the proposal for grant of Environmental Clearance to SEIAA.</b></p>
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#### 3.11.3. Deliberations by the SEIAA in current meetings

<p><b><u>Deliberation in SEIAA-</u></b></p> <p>SEAC in its meeting referred the proposal for rejection, SEIAA decided to reject the proposal.</p> <p><b><u>SEIAA Decision-</u></b></p> <p>SEIAA decided to reject the proposal.</p>
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**3.11.4. Recommendation of SEIAA**

Reject
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**3.12. Agenda Item No 12:****3.12.1. Details of the proposal**

<b>Proposed Residential &amp; Commercial Project “Vision 24 Degree” at S. No. 143/1, Wadmukhwadi, Taluka-Haveli, Pune by M/s. Vision Creative Enterprise LLP. by VISION CREATIVE ENTERPRISE LLP located at PUNE,MA HARASHTRA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/471839/2024	SIA/MH/INFRA2/471839/2024	20/05/2024	Building / Construction (8(a))

**3.12.2. Deliberations by the committee in previous meetings**

<p><b>Date of SEAC 1 :</b>26/07/2024</p> <p><b>Deliberations of SEAC 1 :</b></p> <p>PP stated that, the application is for residential and commercial project located at S. No. 143/1, Wadmukhwadi, Taluka Haveli, Pune. PP proposes to build 3 buildings A, B and of configuration 2B+G+21 floors each with 66.6 m height.</p> <p>PP informed that IOD Sanction Plan Received, Consent for the water from PCMC Received dated 04.03.2024, Consent for the drainage from PCMC is received dated 01.03.2024, Provisional Fire NOC for entire project Received dated 25.04.2024 and Garden NOC is Received on dated 25.06.2024. PP informed that Aviation NOC is not required and Site elevation certificate received dated 29.04.2024</p> <p>The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.</p> <p><b>During discussion following points emerged:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li> </ol>
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**3.12.3. Deliberations by the SEIAA in current meetings**

<p><b><u>Deliberation in SEIAA-</u></b></p> <p>PP was absent for the meeting, hence deferred.</p> <p><b><u>SEIAA Decision-</u></b></p> <p>Deferred.</p>
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**3.12.4. Recommendation of SEIAA**

Deferred for PP not attending the meeting
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### 3.13. Agenda Item No 13:

#### 3.13.1. Details of the proposal

<b>Amendment and Expansion in EC for Proposed Residential cum commercial project with SRA scheme at plot bearing CTS No. 410 C/1(pt) &amp; 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra by Gajaan Property Developers Private Limited. by GAJAANAN PROPERTY DEVELOPERS PRIVATE LIMITED located at MUMBAI SUBURBAN, MAHARASHTRA</b>			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/483755/2024	21-150/2024-IA.III/SIA/MH/INFRA2/483755/2024	25/06/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

#### 3.13.2. Deliberations by the committee in previous meetings

<p><b>Date of SEAC 1 :01/08/2024</b></p>
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**Deliberations of SEAC 1 :****Deliberation: -**

During deliberations, PP informed that, the proposed site is under jurisdiction of MCGM and SRA is a planning authority. The proposed project is under regulation 33(10) of DCPR 20234. The project had obtained earlier Environmental Clearance (EC) vide No. EC23B039MH117201 dated 09.01.2023. The proposal was earlier considered in the 182nd meeting of SEAC-2 wherein it is mentioned that, at that time PP initiated construction on site and construction of Rehab Building 1 & 2 was completed up to 8<sup>th</sup> floors and as per circular dated 21.04.2015 of Environment Department, the construction carried out was less than 20,000 sq.mt. of rehab building and may not be considered as violation of EIA Notification, 2006. Hence SEAC-2 appraised the proposal and recommended for the grant of EC to the SEIAA. Thereafter the SEIAA considered the proposal in their meeting and decided to grant the EC. PP further informed that, they have obtained certified compliance of their earlier EC from the Regional Office of MoEF&CC, Nagpur addressed to the Member Secretary, SEIAA vide letter dated 10.04.2024 where in it was mentioned that; "PP has commenced construction of Rehab building without obtaining EC which is a violation. It is therefore requested that necessary action as per Environment (Protection) Act, 1986 for EC violation may be taken..." The inspection report Part-4 also mentions due to increased FSI in revised LOI vertical expansion of Rehab 3 and Sale 2 and modification in number of floors in Rehab 4 A, B Wing has been proposed hence applied for amended EC.

PP further submitted that; the earlier EC was granted for FSI area of 1,93,604.91 sq.mt., non-FSI area of 1,32,951.88 sq.mt. Total BUA of 3,26,556.79 sq.mt. as per plan approved on 20.12.2021. PP confirmed that; as on date total construction of 68,109.23 sq.mt. is completed on site as per EC granted. PP submitted that; they have obtained ToR vide No. 21-150/2024-IA.III dated 16.03.2024 from EAC MoEF&CC. The baseline data was collected from November 2023 to January 2024. Now, PP submitted EIA/EMP report for appraisal. The proposed vertical expansion is for,

Rehab Building 3 – Wing A by 4 floors, Wing B by 7 floors, Wing C by 5 floors.

Rehab Building 4 – Wing A by 4 floors, Change in planning in Wing B and C

Rehab Building 2 – Increase in one commercial floor and 2 upper floors

Parking towers – Parking level increases by 4 levels.

Rehab 3 – Wing D decreases by 7 floors.

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Description	As per Previous EC EC23B039MH117201 dated 9.1.2023	After Proposed Expansion	Remark
Plot Area (m <sup>2</sup> )	38,900.94	38,990.94	The plot area is 38,990.94 Sq.m as per the Plan approval.
Total FSI Area (m <sup>2</sup> )	1,93,604.91	2,05,452.54	Increased by 11,847.63
Non FSI Area (Sq. m)	1,32,951.88	1,39,119.48	Increased by 6,167.6
Total Construction Area (Sq.m)	3,26,556.79	3,44,572.02	Increased by 18,015.23 Sq.m
Project Cost	Rs. 1470 Cr	Rs. 1502 Cr	Total project cost is Rs. 1502 Cr, out of which expansion cost works out to be 32 Cr.

Description	As per Previous EC EC23B039MH117201 date d 9.1.2023	After Proposed Expansion	Remark
Population	31,801 nos	25,305 nos	Decreased by 6,496 nos
Parking details	4W – 2306 nos 2W – 696 nos	4W – 2944 nos 2W – 660 nos	4W increased by 638 nos 2W decreased by 36 nos
RG area	RG provided: 5427.00 m <sup>2</sup>	RG provided: 6167.15 m <sup>2</sup>	Provided as per norms
Total water requirement	2332 KLD	2285 KLD	Decreased by 47 KLD
Total sewage generation	2180 KLD	1958 KLD	Decreased by 222 KLD
STP Capacity	9 STPs of total capacity 2250 KLD with MBBR technology	9 STPs of total capacity 2385 KLD with MBBR technology	Increased by 135 KLD
Total quantity of waste (wet + Dry)	9016 Kg/Day	8848 Kg/Day	Decreased by 168 Kg/Day
Treatment technology	Mechanical Composting	OWC	-

PP informed that total plot area will be will remain same in the proposed project as 38,990.94 sq.mt. The FSI area will increase 1,93,604.91 sq.mt to 2,05,452.54 sq.mt, non-FSI area will increase from 1,32,951.88 sq.mt. to 1,39,119.48 sq.mt. The total construction area will increase from 3,26,556.79 sq.mt. to 3,44,572.54 sq.mt. Total population will be decreased from 31,801 nos. to 25,305 nos. Total water recruitment will decrease from 2332 KLD to 2285 KLD, the sewage generation will also be reduced from 2180 KLD to 1958 KLD. The STP capacity will increase from 2250 KLD to 2385 KLD. PP further informed that, total water requirement for the project will be 2285 KLD which will be supplied by MCGM. PP proposes to provide 40% open to sky STP in the proposed project. The total sewage generation will be 1958 KLD; total treated sewage water generation will be 1938.10 KLD of which 806 KLD will be used for flushing and 40 KLD treated sewage will be used for gardening and 211 KLD will be used for AC make up within the plot. 89 KLD will be used for other construction site on plot bearing No. 526 (pt) & 531 (pt) of TPS Borivali No. III Laxman Bhadari Marg, Chikuwadi, Boriwali (West) and 792.30 KLD will be discharged to the municipal sewer. PP also informed that, there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that, the solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non – biodegradable waste will be handed over to the local body.

PP informed that; the required RG area is 2889.36 sq.mt. whereas PP proposes to provide RG area of 2921.80 sq.mt on mother earth and 3245.35 sq.mt. RG area on Mall. Total RG area will be 6167.15 sq.mt. PP proposes to plant 721 nos. of trees on site including 177 nos. of trees in Miyawaki plantation. PP further confirmed that, they will achieve 5% energy saving of the maximum load by using renewable energy. PP proposes to provide 25% EV charging station of their total parking numbers of two and four-wheeler vehicles. PP proposes to provide rain water harvesting storage tank of capacity 40 cum capacity for REHAB-1 and 2, 80 cum capacity tank for REHAB 3, 62 cum capacity tank for REHAB 4, 34 cum capacity tank for TRHAB 5, 42 cum capacity tank for REHAB 6, 28 cum capacity tank for SALE 1A,

396 cum capacity tank for MALL, 38 cum capacity tank for SALE 1B, 4 cum capacity tank for REHAB 7. PP prepared disaster management plan.

PP further informed that; they have obtained building plan approval on 15.01.2024, CFO approvals for Rehab Building 1 on 21.10.2020 (35.40 mtrs), Rahab Building 2 on 21.03.2022 (35.40 mtrs), Rehab Building 3 on 24.04.2024 (Wing A – 59.10 mtrs, Wing B 65.10 mtrs, Wing C 62.10 mtrs., Wing D 58.80 mtrs), Rehab Building 4 on 16.06.2022 (Wing A 117.6 mtrs, Wing B 117.6 mtrs, Wing C 39.30 mtrs), Composite Building 5 on 23.01.2023 (29.7 mtrs), Sale Building 1 on 31.12.2022 (119.28 mtrs), Sale Building 2 on 24.07.2024 (119.70 mtrs), Sale Building 3 (Mall) on 15.09.2022 (63.35 mtrs), Composite Sale Building 7 on 20.01.2022 (27.60 mtrs); Hydraulic Department remarks obtained on 11.07.2024; Sewer Line remarks for Rehab Building 1 & 2 on 19.01.2024, Rehab 3 on 24.10.2018, Composite Siae Building 7 on 01.07.2024, Rehab Building 4 on 26.07.2024, Sale Building 2 on 26.07.2024, Sale Building 3 (Mall) on 26.07.2024; Storm Water drain remarks on 10.03.2023; SWM NOC for Rehab Building 3 on 22.04.2023, Rehab Building 4 on 17.06.2022, Sale Building 1A on 23.09.2020, Sale Building 2 on 06.03.2023, College Building 5 on 29.01.2024; Tree NOC on 22.07.2021; Civil Aviation NOC on 22.07.2021 for height of 132.80 mtrs.; HRC NOC for Building 4 on 19.07.2024 and Sale Building 2 on 22.07.2024.

Representative of PP was present during the meeting along with their Environmental Consultant. The brief information of the project as submitted by the PP is as below,

S r. N o.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/483755/2024	
2	Name of Project	Proposed Residential cum commercial project with SRA scheme at plot bearing CTS No. 410 C/1(pt) & 446 C/2 (Pt) at Relief Road, Andheri, Mumbai, Maharashtra	
3	Project category	8(b) B1 – Township and area development project	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Gajaanan Property Developer Limited.
		Regd. Office address	201, 2nd Floor, Nivan, SV Road, near High School, Khar West, Mumbai, Maharashtra 400052
		Contact number	75066 93091
		e-mail	pooja.shirke@paradigmrealty.co
6	Consultant	<b>Enviro Policy Research India Pvt. Ltd.</b> Certificate No – NABET/EIA/2023/SA02024	
7	Applied for	Expansion	
8	Location of the project	Plot bearing CTS No. 410 C/1(pt) & 446 C/2 (Pt) at Relief Road, Andheri, Mumbai, Maharashtra	
9	Latitude and Longitude	19°8'53.94"N 72°50'28.47"E	
10	Plot Area (sq.m.)	38,990.94	

11	Deductions (sq.m.)	2,873.92					
12	Net Plot area (sq.m.)	36,117.02					
13	Ground coverage (m <sup>2</sup> ) & %	52.4%					
14	FSI Area (sq.m.)	2,05,452.54					
15	Non-FSI (sq.m.)	1,39,119.48					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,44,572.02					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Amended Layout Plan – File No – KW/MHADA/0052/20060512/Lay date d 15.1.2024 FSI Area- 2,05,452.54 Sq.m					
18	Earlier EC details with Total Construction area, if any.	Unique identification no EC23B039MH117201 dated 9.1.2023 Total construction area - 3,44,572.02 Sq.m					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	68,109.23 sq.m					
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>		<b>Reason for Modification / Change</b>	
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>		<b>Height (m)</b>
	Rehab Building 1 & 2	Ground + 8th Floor	35.40	Rehab Building 1 & 2	Ground + 8th Floor	35.40	No Change OC obtained
	Rehab Building 3 (Wing A, B and C)	Ground + 10 + 11th (pt) floor	47.10	Rehab Building 3 (Wing A, B and C)	Wing A – Gr + 15th Floor	59.10	Wing A – Increased by 4 Floors
					Wing B – Gr + 18th Floor	68.10	Wing B – Increased by 7 Floors
					Wing C – Gr + 16th Floor	62.10	Wing C – Increased by 5 Floors
	Rehab Building 3 (Wing D)	Ground + 9th floor	39.30	Rehab Building 3 (Wing D)	Ground + 2nd Floor	12.00	Decreased by 7 Floors
	PAP/Rehab Building No 4 (Wing A)	Ground + 1st to 3rd Floor	119	PAP/Rehab Building No 4 (Wing A)	Ground + 42nd Floor	126.15	Increased by 4 Floors
	PAP/Rehab Building No 4 (Wing B)	Ground + 8th Floor + 9th (part) floor	39.30	PAP/Rehab Building No 4 (Wing B)	Ground + 42nd Floor	126.15	Change in planning
PAP/Rehab Building No 4 (Wing B)				Ground + 11th Floor	47.10	Change in planning	

	Composite Building 5 (Rehab Wing)	Ground + 1st to 12th Floor	31.50	ng C)				
	Composite Building 5 (College Wing)	Ground + 1st to 7th floor	31.50	--				Not in current proposal
	PAP Building No 6	Stilt + 38th Floor	119	Composite Building 5 (College Wing)	St + 1st to 7th Floor	29.7		Height decreased by 1.8 m Stilt converted to Ground Floor
	Sale Building: 1A	B + G + 2P + 3rd E-Deck + 4th to 38th Floor	119.28	PAP Building No 6	Stilt + 38th Floor	119		No Change
	Sale Building 2	LG + G + E-Deck + 2nd to 38th Floor	119.30	Sale Building: 1A	B + G + 2P + 3rd E-Deck + 4th to 38th Floor	119.28		No Change
	Mall (Sale Building 3)	2B + LG + G + 6th Floor	31.90	Sale Building 2	LG + G + 1st + Comm + E Deck + 1st to 40th Floors	125.34		1 Commercial floor added and upper floors increased by 2 nos.
	Composite Sale Building 7	Ground + 7th Floor	27.60	Mall (Sale Building 3)	2B + LG + G + 6th Floor	31.90		No Change
	3 nos of Parking Towers	26 Parking Levels	60.83	Composite Sale Building 7	Ground + 7th Floor	27.60		No Change
	No. of Tenements & Shops			3 nos of Parking Towers	30 Parking Levels	64.19		No of towers remain same, only levels has been increased to accommodate additional parking.
21	Total Population			<p>Sale Flats – 1175 nos  PAP Flats – 1952 nos  (Total Flats - 3127 nos)  Sale Shops – 244 nos  Rehab Shops – 870 nos  (Total Shops – 1114 nos)  Balwadi – 10 nos  Welfare centre – 11 nos  Anganwadi – 11 nos  Fitness centre – 01 nos  Society office – 27 nos  College area – 6275.89 Sq.m  Mall commercial area – 47,037.38 Sq.m  Theatre – 9,654.80 Sq.m (3446 seats)  Office – 1 no (area: 91.21 Sq.m)</p>				
22	Total Water Requirements CMD			25305 nos				
23	Under Ground Tank (UGT) location			2285 KLD				
24	Source of water			Below Ground and Basement				

25	STP Capacity & Technology	MCGM		
26	STP Location	9STPs - 45 KLD (Rehab Bldg 1 and 2), 175 KLD (Rehab Bldg 3), 550 KLD (Rehab Bldg 4 Wing A and B), 30 KLD (Rehab Bldg (Wing C), 45 KLD (College Bldg 5), 280 KLD (PAP Building no 6 ), 290 KLD (Sale building 1), 475 KLD (Sale Building 2) and 495 KLD (Sale Building 3 – Mall)		
27	Sewage Generation CMD & % of sewage discharge in sewer line	Below Ground, Lower Ground and Basement		
28		Sewage - 1958 KLD Excess treated water – 792.3 KLD (34.7%)		
29	Solid Waste Management during Construction Phase	<b>type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	72 Kg/Day	Handover to authorized recyclers
		Wet waste	48 Kg/Day	OWC
		Construction waste	-	-
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	5309 Kg/Day	Handover to authorized recyclers
		Wet waste	3539 Kg/Day	OWC
		E-Waste	-	-
		STP Sludge (dry)	19.6 Kg/Day	Shall be used as Manure
31	R.G. Area in sq.m.	RG required – 2889.36 Sq.m		
		RG provided on Mother Earth – 2921.80 Sq.m		
		RG area proposed- RG on Mall – 3245.35 Sq.m		
		Total RG proposed – 6167.15 Sq.m		
		Total No of trees on plot: 5 nos No of trees to be cut: 00 nos No. of trees to be transplant: 4 nos No. of trees to be retain:1 nos		
		Total no of trees to be proposed: 721 nos Miyawaki plantation: 177 nos Normal Plantation: 544 nos		
32	Power requirement	During Operation Phase:		
		Details		
		Connected load (kW)	28.02 MW	

		Demand load (kW)	18.05 MW
33	Energy Efficiency	a) Overall energy savings (%): 20% b) Solar energy (%): 5.8 %	
34	D.G. set capacity	NA	
35	No. of 4-W & 2-W Parking with 25% EV	4 wheeler parking proposed: 2994 nos 2-wheeler parking proposed: 660 nos	
36	No. & capacity of Rain water harvesting tanks /Pits	9 nos of Tanks – 40 cum, 80 cum, 62 cum, 34 cum, 42 cum, 5 cum, 28 cum, 38 cum and 400 cum (Total – 729 cum)	
37	Project Cost in (Cr.)	Total project cost is Rs. 1502 Cr, out of which expansion cost works out to be 32 Cr.	
38	EMP Cost	Construction Phase – 72.2 Lakhs Operation Phase – 1,101.5 lakhs (89.7 Lakhs – O/M)	
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA	

### 3.13.3. Deliberations by the SEIAA in current meetings

#### **Deliberation in SEIAA-**

PP was absent for the meeting, hence deferred.

#### **SEIAA Decision-**

Deferred.

### 3.13.4. Recommendation of SEIAA

Deferred for PP not attending the meeting

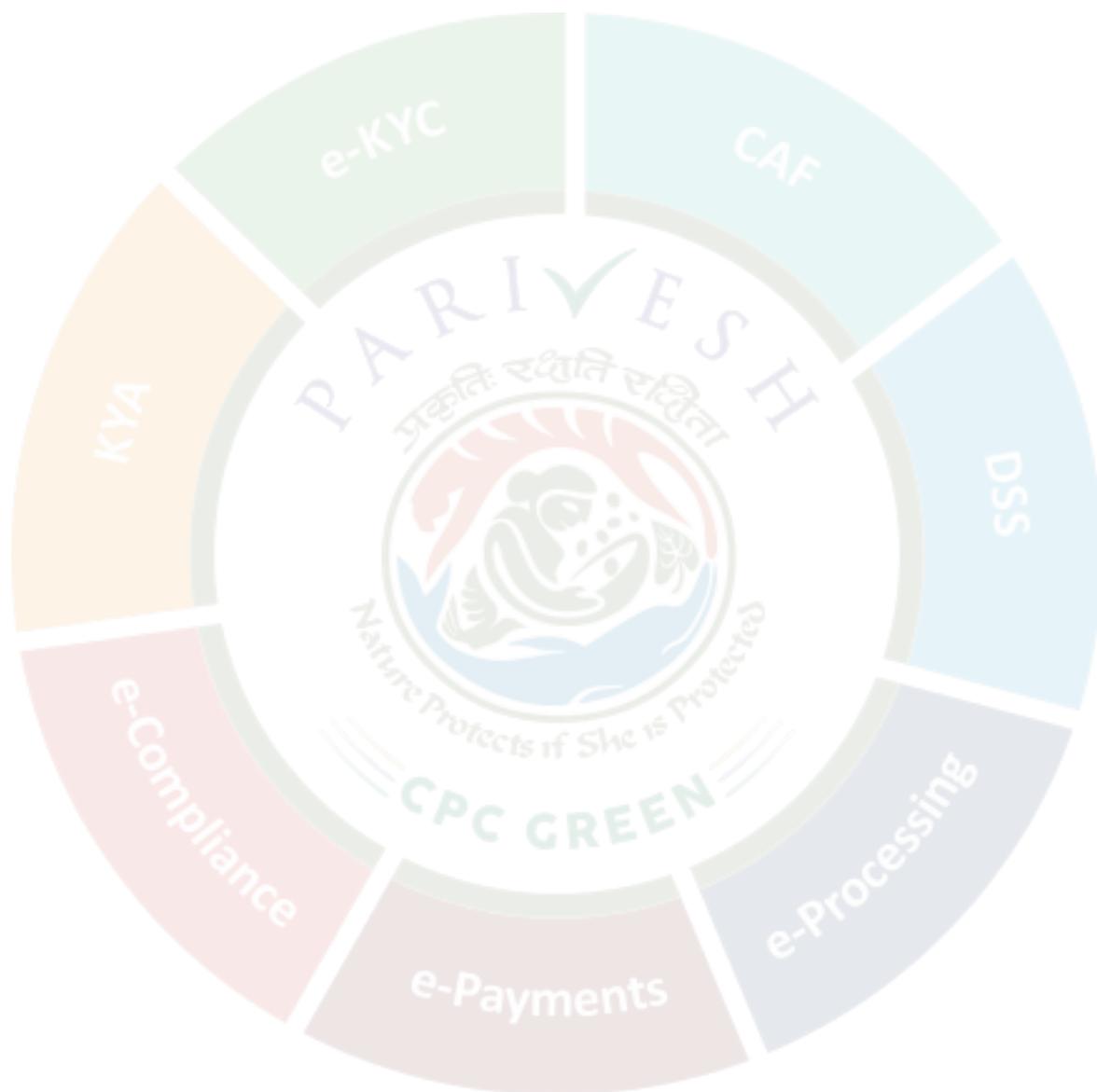
### 4. Any Other Item(s)

N/A

### 5. List of Attendees

Sr. No.	Name	Designation	Email ID	Remarks
1	Shri Deepak Govindrao Mhaisekar	Chairman, SEIAA	mha*****@gmail.com	
2	Shri Pravin Darade IAS Member Secretary	Member Secretary, SEIAA	mss*****@gmail.com	

3	Shri Sudhakar Baburao Nangnure	SEIAA Member	sbn*****@yahoo.com	
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Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024**Item no. 25****Proposal No.:-** SIA/MH/INFRA2/469149/2024**Type of Project: EC****Subject-** Environmental Clearance for Proposed Commercial Project "Antaaya" at Survey No. 28/3B/2(P), Balewadi, Taluka- Haveli, Pune by Akruti Estate Developer LLP**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Shrikrishna Environment Consultants Pvt. Ltd.

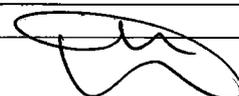
It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 3000 m<sup>2</sup>, FSI area of 22,225.62 m<sup>2</sup>, Non FSI area of 14,615.91 m<sup>2</sup> and total BUA of 36,841.53 m<sup>2</sup>.

Brief information of the proposal is as below:

1	Proposal Number	PARIVESH Proposal No.: SIA/MH/INFRA2/469149/2024																				
2	Name of Project	Proposed Commercial Project "Antaaya" by Akruti Estate Developer LLP																				
3	Project category	B Category, 8(b) as per EIA Notification 2006																				
4	Type of Institution	Private																				
5	Project Proponent	<ul style="list-style-type: none"> <li>Name: Akruti Estate Developer LLP</li> <li>204, Garden Plaza, Survey No 17, Near Five Garden, Rahatani Pune.</li> </ul>																				
6	Name of Consultant	<ul style="list-style-type: none"> <li>Name: Shrikrishna Environment Consultants Pvt. Ltd.</li> <li>NABET Accreditation No.: NABET/EIA/2124/SA 0213</li> <li>Validity: 10/11/2024</li> </ul>																				
7	Applied for	New Greenfield Project (Fresh EC)																				
8	Details of Previous EC	NA																				
9	Location of the project	Survey No- 28/3B/2(P), Balewadi, Tal: Haveli, Pune																				
10	Latitude and Longitude	18°34'37.19"N, 73°45'49.21"E																				
11	Total Plot Area	3000 Sq.M.																				
12	Deductions	303.42 Sq, M																				
13	Net Plot Area	2,696.58 Sq.M.																				
14	Proposed FSI area	22,225.62 Sq.M.																				
15	Proposed Non FSI area	14,615.91 Sq.M.																				
16	Proposed Total Built up Area	36,841.53 Sq.M.																				
17	Total Built up area approved by Planning Authority	In Process																				
18	Ground Coverage	--																				
19	Total Project Cost	Rs. 82 Cr.																				
20	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be Implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated 30 September, 2020 and OM file No. 22-65/2017-IA.III dated 25/02/2021.																				
21	Details of Building Configuration	Building Name	Bldg. Configuration	Height																		
		Bldg. A (Existing)	B1+B2+Gr.+1st to 6th Fl	23.99 m																		
		Bldg. B (Proposed)	B3+B2+B1+ LG + UG +Stilt+ UP1 + UP2 + UP 3 + 1 <sup>st</sup> to 22 <sup>nd</sup> Fl	95.80 m																		
22	Total number of tenements	Commercial Units: 52 Nos , Expected Users: Total: 2382 Nos.																				
23	Water Budget	<table border="1"> <thead> <tr> <th>Particular</th> <th>Dry Season</th> <th>Wet Season</th> </tr> </thead> <tbody> <tr> <td>Fresh Water</td> <td>72.16 KLD</td> <td>72.16 KLD</td> </tr> <tr> <td>Recycled (Flushing)</td> <td>45.54 KLD</td> <td>45.54 KLD</td> </tr> <tr> <td>Recycled (Landscape)</td> <td>0 KLD</td> <td>0 KLD</td> </tr> <tr> <td>Total</td> <td>117.70 KLD</td> <td>117.70 KLD</td> </tr> <tr> <td>Waste water generation</td> <td>106 KLD</td> <td>106 KLD</td> </tr> </tbody> </table>			Particular	Dry Season	Wet Season	Fresh Water	72.16 KLD	72.16 KLD	Recycled (Flushing)	45.54 KLD	45.54 KLD	Recycled (Landscape)	0 KLD	0 KLD	Total	117.70 KLD	117.70 KLD	Waste water generation	106 KLD	106 KLD
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Total	117.70 KLD	117.70 KLD																				
Waste water generation	106 KLD	106 KLD																				
24	Water Storage Capacity	UGT-1 :-																				



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	for Fire Fighting/ UGT	<ul style="list-style-type: none"> <li>• Domestic UG water tank capacity 94 Cu. M.</li> <li>• Fire UG water tank Capacity: 200 Cu. M.</li> </ul> UGT-2 -: <ul style="list-style-type: none"> <li>• Domestic UG water tank capacity 16 Cu. M.</li> <li>• Fire UG water tank Capacity: 100 Cu. M.</li> </ul>															
25	Source of Water	Pune Municipal Corporation (PMC) STP treated water will be reused for flushing & landscape purpose.															
26	Rainwater Harvesting (RWH)	Level of Ground Water Table: <ul style="list-style-type: none"> <li>• Pre-Monsoon: 20 m to 22 m BGL</li> <li>• Post Monsoon: 18 m to 20 m BGL</li> <li>• Size &amp; No. of RWH tanks and Quantity: NA</li> <li>• Quantity and size of recharge pits: 4 nos. of recharge pits proposed</li> </ul> UGT-1 -: <ul style="list-style-type: none"> <li>• Domestic UG water tank capacity 94 Cu. M.</li> <li>• Fire UG water tank Capacity: 200 Cu. M.</li> </ul> UGT-2 -: <ul style="list-style-type: none"> <li>• Domestic UG water tank capacity 16 Cu. M.</li> <li>• Fire UG water tank Capacity: 100 Cu. M.</li> </ul>															
27	Sewage and Wastewater	Sewage Generation: 106 KLD Proposed STP Capacity: 110 KLD Capacity, STP Technology: MBBR															
28	Solid waste management during construction phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity</th> <th>Treatment/Disposal</th> </tr> </thead> <tbody> <tr> <td>Dry Waste</td> <td>Negligible</td> <td>Collect &amp; disposed through authorized agency</td> </tr> <tr> <td>Wet Waste</td> <td>Negligible</td> <td>Provision of composting</td> </tr> <tr> <td>Construction Waste</td> <td>Top Soil &amp; Debris</td> <td>Top soil will be reused for landscape purpose within project site. Excavated debris will be reused for backfilling, levelling &amp; plinth filling purpose.</td> </tr> </tbody> </table>	Type	Quantity	Treatment/Disposal	Dry Waste	Negligible	Collect & disposed through authorized agency	Wet Waste	Negligible	Provision of composting	Construction Waste	Top Soil & Debris	Top soil will be reused for landscape purpose within project site. Excavated debris will be reused for backfilling, levelling & plinth filling purpose.			
Type	Quantity	Treatment/Disposal															
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29	Solid waste management during operation phase	<table border="1"> <thead> <tr> <th>Type</th> <th>Quantity</th> <th>Treatment/ disposal</th> </tr> </thead> <tbody> <tr> <td>Dry waste</td> <td>420 Kg/day</td> <td>Will be collected &amp; disposed by authorized agency</td> </tr> <tr> <td>Wet waste</td> <td>385 Kg/day</td> <td>Treated in OWC and used as manure in landscape</td> </tr> <tr> <td>E-waste</td> <td>10 Kg/day</td> <td>Will be collect &amp; disposed by authorized agency</td> </tr> <tr> <td>STP Sludge</td> <td>16 Kg/day</td> <td>Treated in OWC and used as manure in landscape</td> </tr> </tbody> </table>	Type	Quantity	Treatment/ disposal	Dry waste	420 Kg/day	Will be collected & disposed by authorized agency	Wet waste	385 Kg/day	Treated in OWC and used as manure in landscape	E-waste	10 Kg/day	Will be collect & disposed by authorized agency	STP Sludge	16 Kg/day	Treated in OWC and used as manure in landscape
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STP Sludge	16 Kg/day	Treated in OWC and used as manure in landscape															
30	Green Belt Development	<ul style="list-style-type: none"> <li>• Total RG Area: NA</li> <li>• Existing trees on Plot: 2 No., Number of trees to be plant: 34 Nos.</li> <li>• Number of trees to be cut: 1 No., Number of trees to be transplanted: 00</li> </ul>															
31	Power Requirement	<ul style="list-style-type: none"> <li>• Source of power supply: MSEDCL</li> <li>• During Construction Phase (Demand Load): 75 kW</li> <li>• During Operation Phase (Connected Load): 4424 kW</li> <li>• During Operation Phase (Demand Load): 2799 kW</li> <li>• Transformer: 2 x 1250 kVA &amp; 1 x 630 kVA Capacity</li> <li>• DG Set: 1 x 1500 kVA &amp; 1 x 1000 kVA capacity</li> <li>• Fuel Used: Diesel</li> </ul>															
32	Details of Energy Saving	Total Energy Saving: 10.85 % through proposed use of Solar Energy and Energy saving measures.															

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

33	Environment Management Plan during Construction phase				
	Sr.	Parameter	Capital ( Lakh)		
	1	Personnel Protective Equipment	2.54		
	2	Site Sanitation Facility	2.33		
	3	Water provision	14.16		
	4	Solid waste management	11.45		
	5	Health Check up	1.60		
	6	Awareness to workers or training	1.60		
	7	Environmental Monitoring	2.02		
	8	Disaster Management	5.17		
	TOTAL	40.87 Lakh			
34	Environment Management Plan Operation phase				
	Sr.	Component	Details	Capital ( Lakh)	O &M (Lakh/Y)
	1	Storm water	NA	--	--
	2	Sewage Treatment Plant	110 KLD Capacity	22.0	9.32
	3	Water treatment	--	--	--
	4	RWH	4 Nos of Recharge Pits	12.0	7.20
	5	Swimming Pool	--	--	--
	6	Solid waste management	OWC	13.50	2.86
	7	Hazardous waste	NA	--	--
	8	E-waste	Collection & Disposal with authorized agency		
	9	Green Belt Development	34 No of Trees	7.84	2.45
	10	Energy Saving	10.85 % Energy saving	100.15	7.01
	11	Environment Monitoring	Air, Water, Noise, Soil, STP, DG set, Compost Monitoring	--	1.55
12	Disaster Management	--	134.46	25.91	
	TOTAL		289.95	56.30	
35	Traffic Management				
	Type	Required as per UDCPR	Actual Provided	Area per Parking	
	4-Wheeler	243 No.	158 Nos.	12.5 Sq.M.	
	2-Wheeler	935 No.	519 Nos.	-- Sq.M.	
36	Details of Court Cases/ litigations w.r.t. the project and project location if any			NA	

**SEAC Deliberation –**

PP stated that, the application is for commercial project located at Survey No- 28/3B/2(P), Balewadi, Tal: Haveli, Pune.

PP informed that initially, total plot area was 1000 m2. and plot potential was below 20,000 m2. total built up area, accordingly PP has constructed Bldg. A, sanctioned obtained from PMC vide sanction no. CC/1016/22 dated 19/07/2022 and revised sanction obtained from PMC vide sanction No CC/2403/22 dated 12/12/2022. Further, part completion certificate obtained of Bldg. A from PMC vide letter no. CCC/0633/23 dated 21/09/2023. As of now, constructed total built up area on site is 6418.30 m2 (FSI: 3418.30 m2 + Non FSI: 3000 m2.M.) for Bldg. A. Subsequently, PP have acquired additional adjacent plot of 2000 m2, hence total project plot area is 3000 m2 and plot potential increased more than 20,000 m2. hence applied for EC for total plot area 3000 m2 and total built up area 36,841.53 m2 (FSI: 22,225.62 m2 + Non FSI: 14,615.91 m2.).



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

PP has received NoC for water supply vide letter dt. 28.03.2024, drainage NoC vide letter dt. 27.03.2024, Fire NoC vide letter dt. 25.07.2023, garden NoC vide letter dt. 21.03.2024 and sile elevation certificate vide letter dt. 01.02.2024.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. 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 & 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.

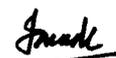
**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

During the meeting, SEIAA observed that, Hon'ble NGT (CENTRAL ZONE BENCH, BHOPAL) in Original Application No. 93/2024(CZ) has passed the following order on 09<sup>th</sup> August, 2024. The operative part of the same is as –

*"..41. Accordingly, we direct the MoEF&CC to strictly enforce the notification dated 14.09.2006 attached to Category 8 in the note general conditions and we direct the MoEF&CC to appraise all those building and construction projects that are 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 projects located at inter-state boundaries as Category A projects and to be appraised by the central level by the Sectoral Expert Appraisal Committee.*



Member Secretary



Chairman

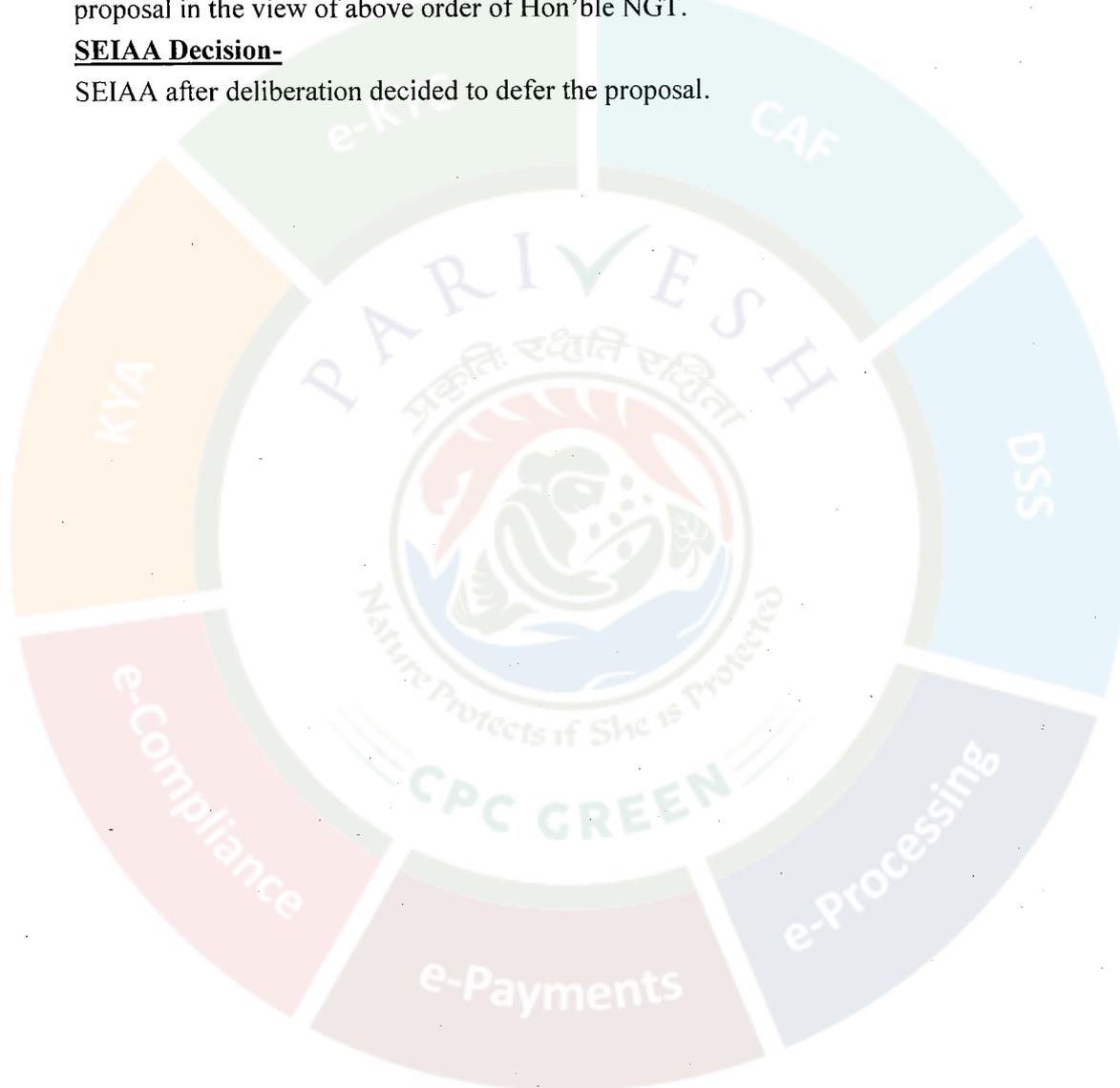
Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

42. The MoEF&CC is directed to strictly comply the notification or to make a clarity by issue of notification. The copy of the order be communicated the MoEF&CC for clarification and issue of necessary notification or to comply the EIA, Notification, 2006 in letter and spirit..."

As the project is 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/ the projects located at inter-state boundaries. SEIAA after deliberation decided to defer the proposal in the view of above order of Hon'ble NGT.

**SEIAA Decision-**

SEIAA after deliberation decided to defer the proposal.



  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 26**

**Proposal No.:-** SIA/MH/INFRA2/470941/2024

**Type of Project:** EC

**Subject-** Environmental Clearance for Proposed Group Housing Scheme Project at KH. No. – 56/2-3, P.H. No.–38, Mouza–Beltarodi, Tah–Nagpur (Gramin), Dist.–Nagpur, Maharashtra, by M/s. Maxx Builder & Developers

**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Shrikrishna Environment Consultants Pvt. Ltd.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 16,200 m<sup>2</sup>, FSI area of 51,667.184 m<sup>2</sup>, Non FSI area of 13,818.036 m<sup>2</sup> and total BUA of 65,485.220 m<sup>2</sup>.

Brief information of the proposal is as below:

1	• Proposal Number	PARIVESH Proposal No.: SIA/MH/INFRA2/470941/2024
2	• Name of Project	Proposed Group Housing scheme
3	• Project category	B Category, 8(a)
4	• Type of Institution	Private
5	• Project Proponent	• Name: M/s. Maxx Builder & Developers Mr. Sandeep Girish Singh (Partner)171, Abhyankar Nagar Road Basketball Ground, Bajaj Nagar, Nagpur, Maharashtra-440010.
6	• Name of Consultant	Shrikrishna Environment Consultants Pvt. Ltd. NABET Accreditation No.: NABET/EIA/21-24/SA 0213 Validity: 10/11/2024
7	• Applied for	Fresh EC
8	• Details of Previous EC	NA
9	• Location of the project	KH. No. – 56/2-3, P.H. No.–38, Mouza–Beltarodi, Tah–Nagpur (Gramin), Dist.–Nagpur, Maharashtra
10	• Latitude and Longitude	21°04'31.53" N, 79°04'50.04"E
11	• Total Plot Area	16200 Sq.m.
12	• Deductions	2678.691Sq.m
13	• Net Plot Area	13517.309 Sq.m.
14	• Proposed FSI area	51667.184 Sq.m.
15	• Proposed Non FSI area	13818.036 Sq.m.
16	• Proposed Total Built-up Area	65485.220 Sq.m.
17	• Total Built up area approved by Planning Authority	65485.220 Sq.m.
18	• Ground Coverage	--
19	• Total Project Cost	Rs. 96.00 Cr.
20	• CER as per MoEF & CC circular dated 01/05/2018	CER Shall be Implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated 30 September, 2020 and OM file No. 22-65/2017-IA.III dated 25/02/2021.

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

21	<ul style="list-style-type: none"> <li>Details of Building Configuration</li> </ul>	<table border="1"> <thead> <tr> <th>Building Name</th> <th>Bldg. Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>Wing A</td> <td>GF+PF+14 Floors</td> <td>48.150 m</td> </tr> <tr> <td>Wing B</td> <td>GF+PF+14 Floors</td> <td>48.150 m</td> </tr> <tr> <td>Wing C</td> <td>GF+PF+14 Floors</td> <td>48.150 m</td> </tr> <tr> <td>Club House</td> <td>GF+3 Floors</td> <td>12.450 m</td> </tr> <tr> <td>Bungalows</td> <td>GF+1 Floor</td> <td>6.450 m</td> </tr> </tbody> </table>	Building Name	Bldg. Configuration	Height (m)	Wing A	GF+PF+14 Floors	48.150 m	Wing B	GF+PF+14 Floors	48.150 m	Wing C	GF+PF+14 Floors	48.150 m	Club House	GF+3 Floors	12.450 m	Bungalows	GF+1 Floor	6.450 m
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23	<ul style="list-style-type: none"> <li>Water Budget</li> </ul>	<table border="1"> <thead> <tr> <th>Particular</th> <th>Dry Season</th> <th>Wet Season</th> </tr> </thead> <tbody> <tr> <td>Fresh Water</td> <td>177 KLD</td> <td>177 KLD</td> </tr> <tr> <td>Recycled (Flushing)</td> <td>89 KLD</td> <td>89 KLD</td> </tr> <tr> <td>Recycled (Landscape)</td> <td>15 KLD</td> <td>0 KLD</td> </tr> <tr> <td>Total</td> <td>281 KLD</td> <td>266 KLD</td> </tr> <tr> <td>Waste water generation</td> <td>239 KLD</td> <td>2 39KLD</td> </tr> </tbody> </table>	Particular	Dry Season	Wet Season	Fresh Water	177 KLD	177 KLD	Recycled (Flushing)	89 KLD	89 KLD	Recycled (Landscape)	15 KLD	0 KLD	Total	281 KLD	266 KLD	Waste water generation	239 KLD	2 39KLD
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25	<ul style="list-style-type: none"> <li>Source of Water</li> </ul>	Nagar Panchayat Besa- Pipla STP treated water will be reused for flushing & landscape purpose.																		
26	<ul style="list-style-type: none"> <li>Rainwater Harvesting (RWH)</li> </ul>	<ul style="list-style-type: none"> <li>Level of Ground Water Table: Pre-Monsoon: 10.0 m to 12.0 m BGL Post Monsoon: 8.0 m to 10.0 m BGL</li> <li>Size &amp; No. of RWH tanks and Quantity: NA</li> <li>Quantity and size of recharge pits: 9 nos. of recharge pits proposed</li> </ul> UGT 1 -: For Residential Building <ul style="list-style-type: none"> <li>Domestic tank capacity: 225 Cu. M.</li> <li>Fire tank capacity: 200 Cu. M.</li> <li>Drinking Water tank Capacity: 45 KL</li> </ul>																		
27	<ul style="list-style-type: none"> <li>Sewage and Wastewater</li> </ul>	<ul style="list-style-type: none"> <li>Sewage Generation: 239 KLD</li> <li>Proposed STP Capacity: 245 KLD Capacity</li> <li>STP Technology: MBBR Technology</li> </ul>																		
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Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

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30	Green Belt Development	<ul style="list-style-type: none"> <li>Total RG Area: 1620.024 Sq.m.</li> <li>Existing trees on Plot: 0 No.</li> <li>Number of trees to be plant: 169 Nos.</li> <li>Number of trees to be cut: 0 Nos.</li> <li>Number of trees to be transplanted: 0 Nos.</li> </ul>																																																								
31	Power Requirement	<ul style="list-style-type: none"> <li>Source of power supply: MSEDCL</li> <li>During Construction Phase (Demand Load): 100 KW</li> <li>During Operation Phase (Connected Load): 3080.16 KW</li> <li>During Operation Phase (Demand Load): 1375.34 KW</li> <li>Transformer: 2 x 630 kVA &amp; 1 x 315 KVA capacity</li> <li>DG Set: 1 x 250 kVA capacity</li> <li>Fuel Used: HSD</li> </ul>																																																								
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Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	11	Disaster Management	--	111.78	8.38												
		TOTAL		254.15	34.69												
35	Traffic Management		<table border="1"> <thead> <tr> <th>Type</th> <th>Required as per UDCPR</th> <th>Actual Provided</th> <th>Area per Parking</th> </tr> </thead> <tbody> <tr> <td>4-Wheeler</td> <td>134 No.</td> <td>134 No.</td> <td>12.5 Sq.m.</td> </tr> <tr> <td>2-Wheeler</td> <td>449 No.</td> <td>449 No.</td> <td>2.0 Sq.m</td> </tr> </tbody> </table>			Type	Required as per UDCPR	Actual Provided	Area per Parking	4-Wheeler	134 No.	134 No.	12.5 Sq.m.	2-Wheeler	449 No.	449 No.	2.0 Sq.m
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2-Wheeler	449 No.	449 No.	2.0 Sq.m														
36	Details of Court Cases/ litigations w.r.t. the project and project location if any				NA												

**SEAC Deliberation –**

PP stated that, the application is for residential project located at KH. No. – 56/2-3, P.H. No.– 38, Mouza–Beltarodi, Tah–Nagpur (Gramin), Dist.–Nagpur.

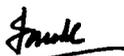
The Proposed Project is a Group Housing Scheme Project, being developed as per Unified Development Control & Promotion Regulations (UDCPR 2020). The proposed project consists of 4 numbers of Buildings, 1 Residential Building (Wing A, B & C), 1 Club House & 2 Bungalows. The Project site is having connectivity through the existing 12m wide road which is connected to 24 m road Beltarodi road (DP road).

PP has received NoC for water supply vide letter dt. 05.04.2024, drainage NoC vide letter dt. 05.04.2024, Aviation NoC vide letter dt. 08.08.2023

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. 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 submit details of mitigation measures for building portions wherever fire tender is unable to reach.
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 & 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. PP to envisage increase in energy saving through solar hot water system.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

Proposal is a new construction project. Proposal is recommended by SEAC-3 in its 193<sup>rd</sup> meeting for grant of Environment Clearance for total plot area of 16,200 m<sup>2</sup>, FSI area of 51,667.184 m<sup>2</sup>, Non FSI area of 13,818.036 m<sup>2</sup> and total BUA of 65,485.220 m<sup>2</sup>.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 1620.024 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted the same dated 09.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 09.09.2024.

SEIAA after deliberation decided to grant EC for-FSI-51,667.184 m<sup>2</sup>, Non FSI- 13,818.036 m<sup>2</sup>,total BUA-65,485.220 m<sup>2</sup>. (Plan approval No-NPBP/TPD/1899, dated-18.01.2024)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 1620.024 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. 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-51,667.184 m<sup>2</sup>, Non FSI- 13,818.036 m<sup>2</sup>,total BUA-65,485.220 m<sup>2</sup>. (Plan approval No-NPBP/TPD/1899, dated-18.01.2024)

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 27**

**Proposal No.:-** SIA/MH/INFRA2/468974/2024

**Type of Project: EC**

**Subject-** Environmental Clearance for Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP

**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Vke: environmental.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 8,080.00 m<sup>2</sup>, FSI area of 23,327.47 m<sup>2</sup>, Non FSI area of 3,299.87 m<sup>2</sup> and total BUA of 26,627.34 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/468974/2024			
2.	Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP			
3.	Project category	8a B2			
4.	Type of Institution	Private			
5.	Project Proponent	Name	Jaydeep Modak		
		Regd. Office address	Office no 102, 24 ICC Trade Tower, A-wing IST floor, SB road, Pune		
		Contact number	--		
		e-mail	welworthpurnam2024@gmail.com		
6.	Consultant	Vke: environmental			
7.	Applied for	New Environmental Clearance			
8.	Details of previous EC	NA			
9.	Location of the project	S. no. 282/2, Maan, Pune			
10.	Latitude and Longitude	Latitude: 18°35'36.85"N, Longitude: 73°42'10.00"E			
11.	Total Plot Area (m <sup>2</sup> )	8,080.00			
12.	Deductions (m <sup>2</sup> )	808.00			
13.	Net Plot area (m <sup>2</sup> )	7,272.00			
14.	Proposed FSI area (m <sup>2</sup> )	23,327.47			
15.	Proposed non-FSI area (m <sup>2</sup> )	3,299.87			
16.	Proposed TBUA (m <sup>2</sup> )	26,627.34			
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	--			
18.	Ground coverage (m <sup>2</sup> ) & %	1,116.29 m <sup>2</sup> (15.3%)			
19.	Total Project Cost (Rs.)	99 Cr			
20.	CER as per MoEF & CC circular dated 01/05/2018	--			
21.	Details of Building Configuration:			Reason for Modification / Change: N.A.	
	Previous EC / Existing Building N.A.	Proposed Configuration			
		Building Name	Configuration		Height (m)
		Tower A	S + 21 floors		68.00
	Club house	G+1	7.5		
22.	Total number of tenements	Residential: Flats - 249 nos.			
	Total number of users	Total users: 1245 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	112	Fresh Water	112
		Recycled water Flushing	56	Recycled water Flushing	56
		Recycled water Gardening	7	Recycled water Gardening	00



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

		Total Water Requirement	175	Total Water Requirement	168
		Wastewater generation	151	Wastewater generation	151
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 100 KLD OHWT Fire Tank- 25 KLD			
25.	Source of water	Maan Grampanchayat			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth: 4-5 m BGL Pre-Monsoon water depth: 11-12 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 4 nos. Surface Runoff pits - 2 Rooftop Runoff pits - 2 Dimension: Surface: 2.0 x 2.0 x 1.90 m Terrace: 2.0 x 1.5 x 2 m		
		Details of UGT tanks if any:	298 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:	151		
		STP technology:	MBBR		
		Capacity of STP (CMD):	160		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	7.5	Will be handed over to Authorized vendor	
		Wet waste:	5	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:	249	Will be handed over to SWACH	
		Wet waste:	374	Will be operated in OWC	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3	Will be handed over to authorized vendor	
30.	Green Belt Development	Required open space (m <sup>2</sup> ):	808 m <sup>2</sup>		
		Existing trees on plot:	66 nos.		
		Number of trees to be retained	51 nos.		
		Number of trees to be cut:	15 nos.		
		Number of trees required:	101 nos.		
		Number of trees proposed:	156 nos.		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	25 KW		
		DG set:	30 KVA		
		During Operation phase (Connected load):	1,658.52 KVA (1492.67 KW)		
		During Operation phase (Demand load):	699.06 KVA (629.16 KW)		
		Transformer:	1 x 630; 1 x 315 KVA		
		DG set:	1 x 320 KVA		
Fuel used:	HSD				

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

32.	Details of Energy saving	5% of Demand load			
		Type	Details	Annual Cost (Rs.)	One Time Cost (Rs.)
	33. Environmental Management plan budget during Construction phase	Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00
			Barricading	99,008.00	-
		Land	Cost of Topsoil Conservation, including removal of topsoil using Scraper/JCB and Storage in designated area	33,500.00	-
			Establishment of Labour Colony and Toilets & Sanitation	3,87,500.00	-
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	-	2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	58,500.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	3,00,000.00
		DG Set	Cost of Electricity Backup with DG sets	5,50,000.00	-
		Environmental	Environmental Office / Cell on Project Site	-	8,88,000.00
		Environment Management	Environmental Monitoring	-	7,36,800.00
	34. Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR technology	43,65,000	10,80,000
		Solid Waste	OWC	13,50,000	2,84,400
		RWH	Recharge Pits	3,00,000	40,000
		Green belt development	Development & maintenance of green area	6,22,836	4,44,000
		Energy saving	1. For Solar PV Panel 2. For Solar Hot Water	37,71,342	1,36,805
		DG Set Installation		39,04,000	
		Environmental Monitoring	-		3,19,200
		Disaster Management	Lightening Arrester	1,04,100	20,820
35.	Traffic	Type	Required as per DCR	Actual	Area per parking (m <sup>2</sup> )

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Management			Provided	
		4-Wheeler	131	267	3204
		2-Wheeler	261	261	522
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case, as informed by Project Proponent	

**SEAC Deliberation –**

PP stated that, the application is for residential project located at S. no. 282/2, Maan, Pune with configuration as S + 21 floors and Club House.

PP informed that the project has received 4 sanctions:

1. BMU/CRNO.618/20-21 in the year 2021 for P + 9 floors
2. BMU/CRNO.378/21-22 in the year 2021 for P + 10 floors
3. BMU/CRNO.1174/21-22 in the year 2022 for P + 13 floors
4. BMU/CRNO.2112/23-24 in the year 2024 for P + 21 floors

PP further informed that the construction was initiated on site as per Sanction no. 1 (TBUA – 12,346.06 m<sup>2</sup>), Sanction no. 2 (TBUA – 13,763.33 m<sup>2</sup>) and Sanction no. 3 (TBUA – 17,236.69 m<sup>2</sup>) as the construction area was not exceeding of 20,000 sqm and hence did not fall under purview of EIA notification 2006. Transit Oriented Development (TOD) rules came into existence from 10.10.2022 and became applicable to the project site sine year 2024, hence the potential of the project is now exceeding TBUA of 20,000 sqm, and therefore the project attracts Environmental Clearance under the EIA Notification 2006.

PP informed that Aviation NoC is not applicable for the project.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. 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 submit measure taken / proposed to maintain adequate light and ventilation in ducts.
4. PP to submit structural stability certificate.
5. PP to envisage provision of grass pavers in parking area.
6. 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.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

7. 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.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**Recommendations of SEAC-**

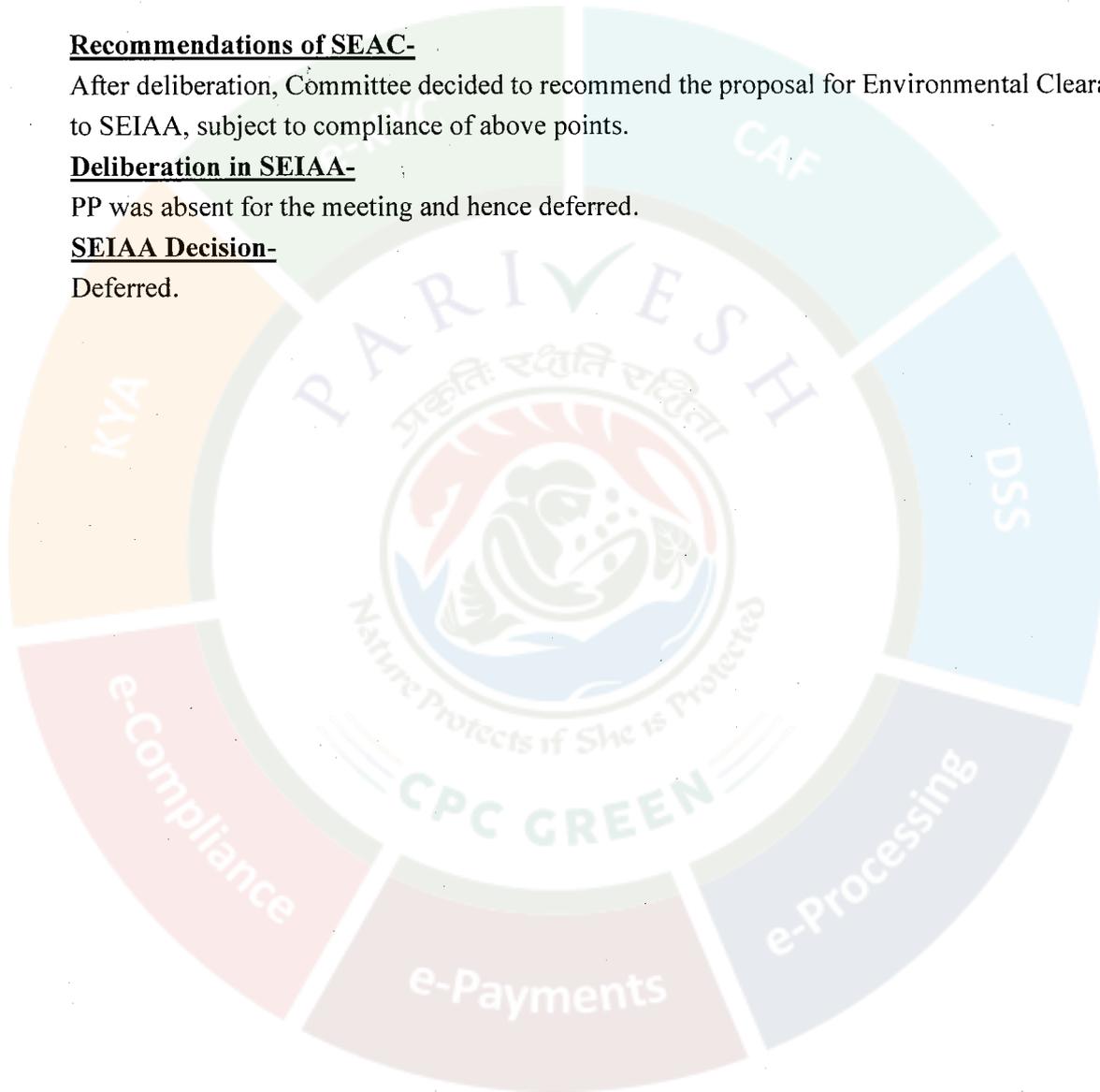
After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.



*Jade*

Member Secretary

*[Signature]*

Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 28**

**Proposal No.:-** SIA/MH/INFRA2/469343/2024

**Type of Project: EC**

**Subject-** Environmental Clearance for Expansion in Proposed commercial project 'Kohinoor World Tower' at S.No.228(P) CTS No.4758(P) & S.No.227/1, CTS No. 4757(P) Pimpri by Godiva properties private Limited

**Project Details-**

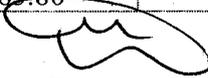
Representative of PP was present during the meeting along with environmental consultant M/s. Vke: environmental.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 33,026.93 m<sup>2</sup>, FSI area of 1,48,566.52 m<sup>2</sup>, Non FSI area of 83,362.87 m<sup>2</sup> and total BUA of 2,31,929.39 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/469343/2024					
2.	Name of Project	Expansion in Proposed commercial project 'Kohinoor World Tower' at S.No.228(P) CTS No.4758(P) & S.No.227/1, CTS No. 4757(P) Pimpri by Godiva properties private Limited					
3.	Project category	8(b) Township and Area development					
4.	Type of Institution	Private					
5.	Project Proponent	Name	Mr. Vineet K Goyal.				
		Regd. Office address	A-102, ICC trade tower, S.B. road, Pune - 16				
		Contact number	7709651615				
		e-mail	eckwtplotbmundhwa@gmail.com				
6.	Consultant	VK:e Environment LLP					
7.	Applied for	Expansion					
8.	Details of previous EC	EC Identification No. EC23B038MH190277, Dated 18 <sup>th</sup> May, 2023					
9.	Location of the project	S.No.228(P) CTS No.4758(P) & S.No.227/1, CTS No. 4757(P) Pimpri Pune					
10.	Latitude and Longitude	Latitude: 18°38'5.59"N, Longitude: 73°47'58.08"E					
11.	Total Plot Area (m <sup>2</sup> )	33,026.93					
12.	Deductions (m <sup>2</sup> )	5,530.76					
13.	Net Plot area (m <sup>2</sup> )	27,496.17					
14.	Proposed FSI area (m <sup>2</sup> )	1,48,566.52					
15.	Proposed non-FSI area (m <sup>2</sup> )	83,362.87					
16.	Proposed TBUA (m <sup>2</sup> )	2,31,929.39					
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	-					
18.	Ground coverage (m <sup>2</sup> ) & %	13,033.78					
19.	Total Project Cost (Rs.)	488.22 Cr					
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		---					
21.	Details of Building Configuration:						
	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Tower 1	2B+RG+RL1+3P+12	65.80	Tower 1	2B+RG+RL1+3P+12	65.80	
	Tower 2	2B+RG+RL1+3P+12	65.80	Tower 2	2B+RG+RL1+3P+12	65.80	
Tower 3	2B+RG+RL1+3P+12	65.80	Tower 3	2B+RG+RL1+3P	65.80		

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

					+12	
	Tower 4	B+3P+11	53.95	Tower 4	B1+B2+G+3P+21	102.15
	Tower 5	B+3P+11	53.95	Tower 5	B1+B2+G+3P+21	102.15
	Club House	G+2	11.91	Club House	G+2	11.91
22.	Total number of tenements/ shops		513 Nos (shops – 30 Nos & offices – 483 Nos)			
	Total number of users		18998 Nos			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh water	381	Fresh water	381	
		Recycled water – Flushing	398	Recycled water – Flushing	398	
		Recycled water – Gardening	44	Recycled water – Gardening	00	
		Total Water Requirement	823	Total Water Requirement	779	
		Wastewater generation	673	Wastewater generation	673	
24.	Water Storage Capacity for Firefighting / UGT	UGWT- 1000 CUM, OHWT- 125 CUM				
25.	Source of water	Pimpri Chinchwad Municipal Corporation (PCMC)				
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Post Monsoon – 02 to 03 meters Pre Monsoon – 05 to 06 meters		
		Size and no of RWH tank(s) and Quantity:		NA		
		Quantity and size of recharge pits:		Terrace Pit - 2*1.5*2 meter Surface Pit - 2*1.5*2 meter 08 Nos		
		Details of UGT tanks if any:		NA		
27.	Sewage and Wastewater	Sewage generation in:		673.00		
		STP technology:		MBBR		
		Capacity of STP (CMD):		Existing STP – 420 KLD Proposed STP – 380 KLD Total – 800 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:	2556.00	Will be handed over to SWACH		
		Wet waste:	1958.00	Will be treated in organic Waster Converter (OWC)		
		E-Waste	78.10	Will be handed over to SWACH		
		STP Sludge (dry)	70.00	Dried sludge will use as manure		
30.	Green Belt Development	Total RG area (m <sup>2</sup> ):		2989.95		
		Existing trees on plot:		247		
		Number of trees required		374		
		Number of trees to be cut:		51		
		Number of trees to be transplant		88		
31.	Power requirement:	Source of power supply:			MSEDCL	
		During Construction Phase (Demand Load):			125.68 kVA	
		During Operation phase (Connected load):			22,679.88 kW	
		During Operation phase (Demand load):			14,700.85 kW	
		Transformer:			10 X 630 KVA ,04 x 630 KVA ,5 x 1500 KVA	

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	DG set:	05 X 1250KVA ,01 X 1010KVA ,05 X 2000KVA			
	Fuel used:	HSD			
32.	Details of Energy saving		---		
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost Rs. One Time Cost Annual Cost	
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	- 1,44,000.00	
			Barricading	2,17,840.00 0	
			Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	3,91,012.00 0	
		Land	Establishment of Labour Colony and Labour Colony Toilets & Sanitation	17,12,500.00 0	
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	- 6,30,000.00	
		Health facility	Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	- 4,87,500.00	
		Health facility	Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	- - 15,00,000.00	
		Environment Management	Environment management cell	- - 8,80,000.00	
			Environment Management	Environmental Monitoring	- 7,36,800
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.in Lacks) O & M (Lacks /Y)	
		Sewage treatment	2 STP with MBBR Technology	208.00 59.57	
		RWH	Recharge pits with bore well	6.00 0.80	
		Solid Waste	2 OWC	43.50 9.90	
		Green belt development	Development and Maintenance	97.14 11.28	
		Energy Saving	Renewable Energy	552.00 27.60	
		Disaster Management	Lighting arrestors	12.00 0.60	
		Environmental Monitoring	Environment Monitoring Plan	- 3.19	
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	1946	1950	63098.41
		2-Wheeler	7047	7050	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case on project as informed by PP	



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**SEAC Deliberation –**

PP stated that, the application is for commercial project located at S.No.228(P) CTS No.4758(P) & S.No.227/1, CTS No. 4757(P) Pimpri Pune.

PP has received ToR on 22.03.2023 and EIA report was prepared using baseline studies carried out during 15.10.2023 to 15.01.2024.

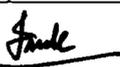
PP informed that the Project has been granted Environmental Clearance EC Identification No. - EC23B038MH190277 dated 18<sup>th</sup> May 2023 for Plot area = 33,026.93 m<sup>2</sup>, FSI area – 60,389.00 m<sup>2</sup> NON FSI area = 30,214.73 m<sup>2</sup> Total BUA = 90,603.95 m<sup>2</sup>. Now, due to change in design, the project is submitted for expansion in Environmental Clearance.

Sr.	Project Details	As per EC Received dated 18 <sup>th</sup> May 2023	Proposed Expansion	Remarks
1	Plot Area (Sq.m)	33,026.93	33,026.93	Same
2	Proposed FSI Area (Sq.m)	79,242.57 sq.m (restricted for 60,389.00 sq.m)	1,48,566.52	Increased by 88,177.52 m <sup>2</sup>
3	Non FSI Area (Sq.m)	66,443.09 sq.m (restricted for 30,214.73 sq.m)	83,362.87	Increased by 53,148.14 m <sup>2</sup>
4	Total BUA Area (Sq.m)	1,45,685.66 sq.m (restricted for 90,603.95 sq.m)	2,31,929.39	Increased by 1,41,325.44 m <sup>2</sup>

As per EC Received dated 18 <sup>th</sup> May 2023			Proposed Expansion			Remark	Construction Status
Building Name	Configuration	Height in mts	Building Name	Configuration	Height in mts.		
Tower 1	2B+RG+RL1+3P+12	65.80	Tower 1	2B+RG+RL1+3P+12	65.80	Remains Same	Construction Completed
Tower 2	2B+RG+RL1+3P+12	65.80	Tower 2	2B+RG+RL1+3P+12	65.80	Remains Same	Construction Completed
Tower 3	2B+RG+RL1+3P+12	65.80	Tower 3	2B+RG+RL1+3P+12	65.80	Remains Same	Construction Completed
Tower 4	B+3P+11	53.95	Tower 4	B1+B2+G+3P+21	102.15	Increased by 11 Floor	Construction not initiated
Tower 5	B+3P+11	53.95	Tower 5	B1+B2+G+3P+21	102.15	Increased by 11 Floor	Construction not initiated
Club House	G+2	11.91	Club House	G+2	11.91	Remains Same	Construction Completed

**The comparative statement for the project is as below:**

Project Details	As per EC Received dated 18 <sup>th</sup> May 2023 and revalidation of EC	Proposed Expansion	Remark
No. of offices/ shops	Total = 571 Nos • Commercial offices – 536 nos. • shops – 34 nos. • Restaurant 1 No.	Total = 513 Nos. • Commercial offices – 483 nos. • Shops - 30 Nos	Commercial Decreased by 58 Nos • offices Decreased by 53 Nos • shops : Decreased by 4 Nos • Restaurants Removed
Population	Commercial Population 16,497 users	Commercial Population 18,998 users	Increased by 2,501 nos.
Total Water Requirement	747 KLD	823 KLD	Increased by 76 KLD

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

Sewage Generation	632 KLD	673 KLD	Increased by 41 KLD
STP Capacity	635 KLD	800 KLD	Increased by 165 KLD
Solid waste Generation kg/d	Dry waste – 2,488 kg/day Wet waste –1,681 kg/day STP sludge – 32 kg/day	Dry waste – 2,556 kg/day Wet waste – 1,958 kg/day STP sludge – 70 kg/day	Increased by 68 kg/day Increased by 277 kg/day Increased by 38 kg/day
Power supply	Connected load – 14,502 KW	Connected load – 22,679.88 kW	Increased by 8,177 KW

PP informed that Aviation NoC is not applicable for the project. PP has received site elevation certificate on 02.07.2024.

PP has received Fire NoC for Tower 4 and 5 on 28.02.2024, and for Tower 1,2,3 on 20.12.2021. PP has received drainage NoC on 24.05.2024. PP has received garden NoC on dt. 11.08.2020. PP informed that there are some existing structures at proposed Tower 4 and 5 and the same will be demolished.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b1.

**During discussion following points emerged:**

1. The Committee observed that Item no. 6 of Common Application Form (CAF) indicates Additional Area Proposed as 33026.93 Ha which is incorrect. PP to submit corrected CAF.
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
3. PP to submit details of offsite plantation.
4. PP to submit swept path analysis report and evacuation time calculations.
5. 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.
6. PP to prepare and implement plan to make proposed project a plastic free zone.
7. 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.
8. 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.
9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

10. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**Recommendations of SEAC-**

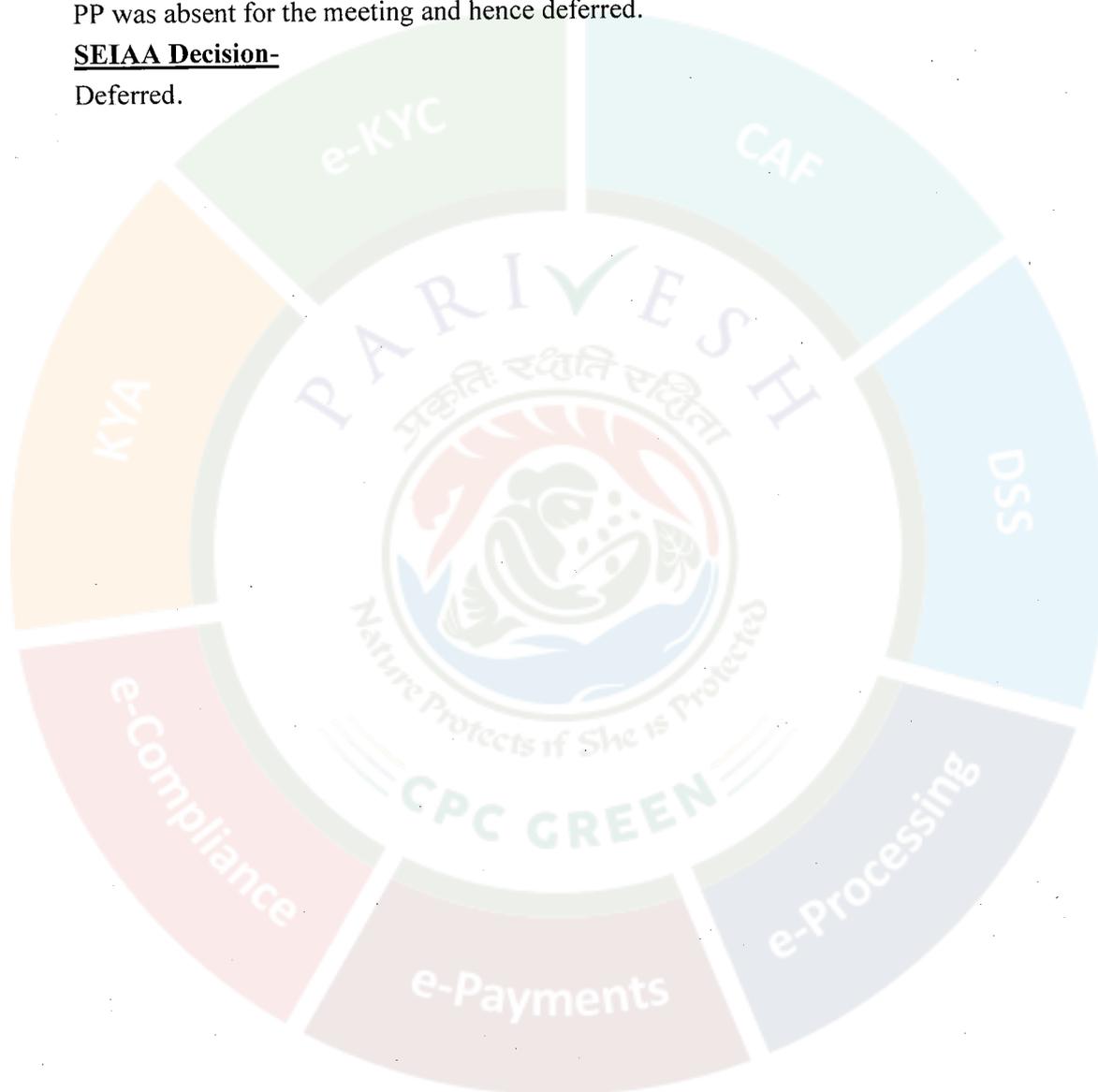
After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.



  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024**Item no. 29****Proposal No.:-** SIA/MH/INFRA2/469126/2024**Type of Project: EC**

**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

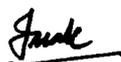
**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Vke: Environmental LLP.

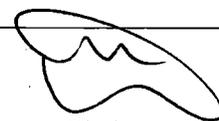
It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 1,55,860.00 m<sup>2</sup>, FSI area of 2,08,130.93 m<sup>2</sup>, Non FSI area of 1,81,540.32 m<sup>2</sup> and total BUA of 3,89,671.25 m<sup>2</sup>.

Brief information of the proposal 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.ennergiaskyidevelopers@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 <sup>th</sup> 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	



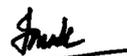
Member Secretary

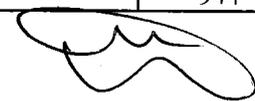


Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

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		Remark	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	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	
	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		

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

		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	
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	Type	Details		Cost Rs. In lakhs
		Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling		1,15,200.00

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

during Construction phase		Barricading	4,20,000.00	
		Cost of Topsoil Conservation, including removal of topsoil using Scrapper/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 masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	15,00,000.00	
	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	---
Disaster Management	Lightening-Arrester	56,00,000	---	
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.	

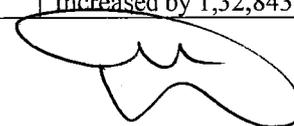
**SEAC Deliberation –**

PP stated that, the application is for expansion in EC for residential and commercial project located at Village Bhugaon, Taluka Mulshi, Pune. PP holds previous EC Vide No: SIA/MH/INFRA2/438829/2023 dated 7th February 2024. PP informed that due to design change & addition of a land parcel, project is submitted for EC under Expansion Category. The total Construction completed at site till date is 2,30,895.62 Sq. m as per earlier EC received.

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



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

PP has received ToR on 22.03.2024 and EIA report was prepared using baseline studies carried out during 15th January 2023 to 15th April 2023.

The comparative statement for the project is as below:

As per EC Received dated 7 <sup>th</sup> 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 + 12	36.60	4	P1 + P2 + P3 + 10	36.60		
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		
---	---	---	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 <sup>th</sup> February 2024	Proposed Expansion	Remark

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

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

PP informed that they have received NoC for water supply, drainage NoC and Fire NoC.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8b) b1.

**During discussion following points emerged:**

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.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

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.

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 193<sup>rd</sup> meeting for grant of Environment Clearance for total plot area of 1,55,860.00 m<sup>2</sup>, FSI area of 2,08,130.93 m<sup>2</sup>, Non FSI area of 1,81,540.32 m<sup>2</sup> and total BUA of 3,89,671.25 m<sup>2</sup>.

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.

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect as a proof of compliance of construction Initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 10.09.2024.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 08.06.2022. PP submitted that, they have obtained the same dated 20.09.2023. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 20.09.2023.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 15532.53 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted the same dated 10.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 10.09.2024.

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

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

  
Member Secretary

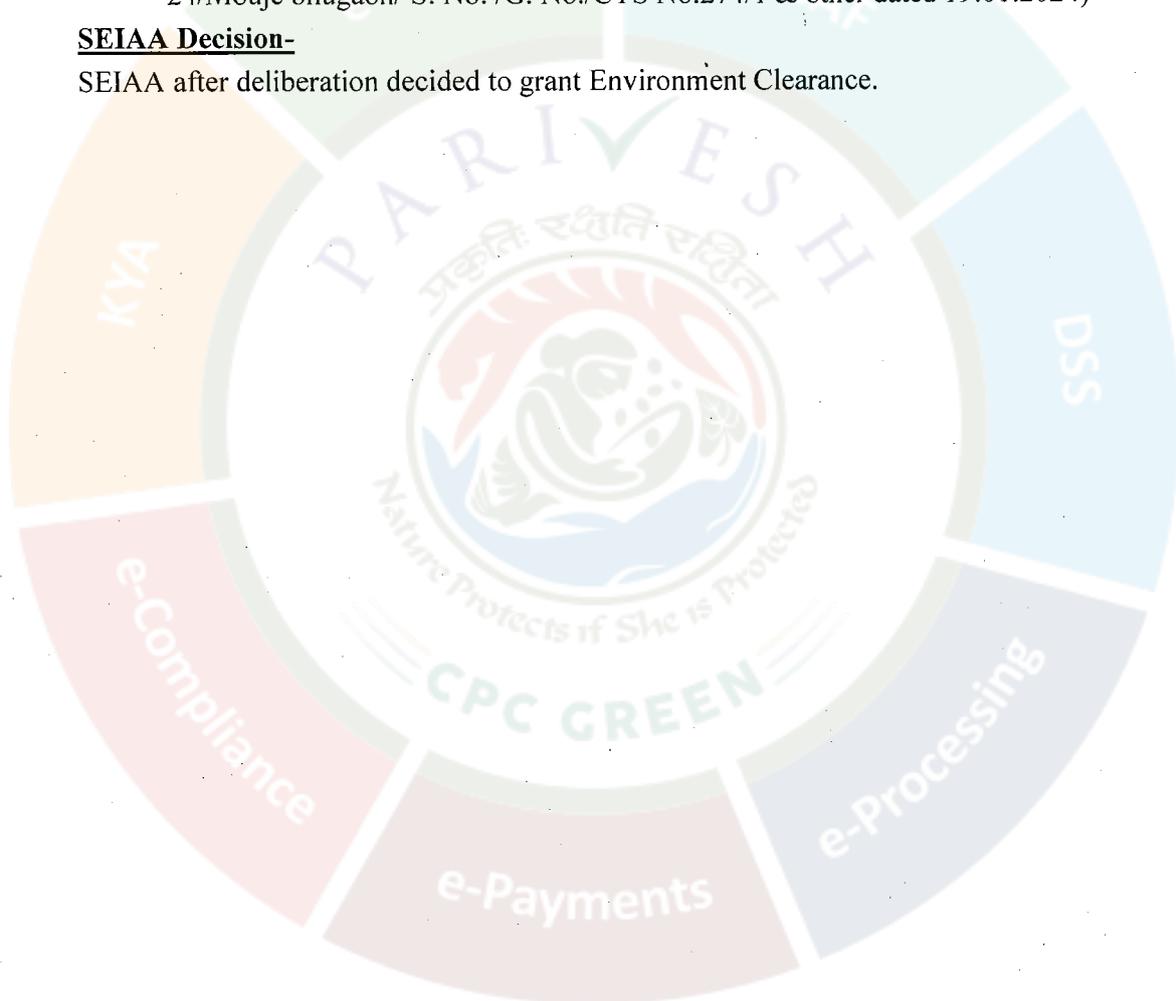
  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

1. PP has provided mandatory RG area of 15532.53m<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. 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 m<sup>2</sup>, Non FSI-1,81,540.32 m<sup>2</sup>, total BUA- 3,89,671.25 m<sup>2</sup>. (Plan approval No-BMU/CR no 1441/23-24/Mouje bhugaon/ S. No. /G. No./CTS No.274/1 & other dated 19.01.2024)

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.



Member Secretary

Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 30**

**Proposal No.:-** SIA/MH/INFRA2/468956/2024

**Type of Project: EC**

**Subject-** Environmental Clearance for Proposed Residential & Commercial Project "CLOUD 28" at S. No. 280/4, village – bhugaon, Tal- Mulshi, Pune - 412115 by M/s. Oree Reality Pvt Ltd. Through Mr. Alok Kumar Jha.

**Project Details-**

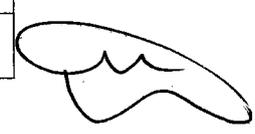
Representative of PP was present during the meeting along with environmental consultant M/s. VKe: environmental LLP.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 8,900.00 m<sup>2</sup>, FSI area of 30,093.98 m<sup>2</sup>, Non FSI area of 17,978.90 m<sup>2</sup> and total BUA of 48,072.88 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/468956/2024			
2.	Name of Project	Proposed Residential & Commercial Project "CLOUD 28" at S. No. 280/4, village – bhugaon, Tal- Mulshi, Pune - 412115 by M/s. Oree Reality Pvt Ltd. Through Mr. Alok Kumar Jha.			
3.	Project category	8a. B2 Building and Construction project			
4.	Type of Institution	Private			
5.	Project Proponent	Name	Mr. Alok Kumar Jha		
		Regd. Office address	201, Waman Ganesh Height, Near Maratha Mandir, NDA Pashan Road, Bavdhan Pune 411021		
6.	Consultant	VKe: environmental LLP			
7.	Applied for	Environmental Clearance (New Project)			
8.	Details of previous EC	NA			
9.	Location of the project	S. No. 280/4, village – Bhugaon, Tal- Mulshi, Pune - 412115			
10.	Latitude and Longitude	Latitude: 18°29'46.35" N, Longitude: 73°45'20.75" E			
11.	Total Plot Area (Sq. m)	8,900.00			
12.	Deductions (Sq. m)	626.21			
13.	Net Plot area (Sq. m)	7,032.72			
14.	Proposed FSI area (Sq. m)	30,093.98			
15.	Proposed non-FSI area (Sq. m)	17,978.90			
16.	Proposed TBUA (Sq. m)	48,072.88			
17.	TBUA (Sq. m) approved by Planning Authority till date	-----			
18.	Ground coverage (Sq. m)	1,956.39 (27.81% of Net plot area)			
19.	Total Project Cost (Rs.)	50 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 :-  N.a.	Proposed Configuration			New Project
		Building Name	Configuration	Ht. (m)	
		Wing A	B1 + B2+ LG+ UG + 21 Floors	69.99	
		Wing B	B1 + B2+ LG+ UG + 21 Floors	69.99	
		Wing C	B1 + B2+ LG+ UG + 21 Floors	69.99	
Club House	G + 1	7.65			
Commercial shops	Upper Ground floor	3.45			

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

22.	Total number of tenements	Flats- 285 Nos, Shops – 07 Nos.			
	Total number of users	Total Population – 1463 nos., Residential – 1425 Nos, Commercial – 38 Nos			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	129	Fresh Water	129
		Recycled water Flushing	65	Recycled water Flushing	65
		Swimming Pool make up water	02	Swimming Pool make up water	02
		Recycled water Gardening	14	Recycled water Gardening	00
		Total Water Requirement	210	Total Water Requirement	196
		Wastewater generation	175	Wastewater generation	175
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 400 kld OHWT Fire Tank- 25kld (Each Tower)			
25.	Source of water	Gram panchayat of Bhugaon			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water table depth-3-to 04-meter BGL Pre-Monsoon water table depth- 10-to-11-meter BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no. of Recharge Pits Proposed – 04 No's Surface Recharge Pit – 02 No's (size – 2 x 2 x 1.9) Rooftop recharge pit – 02 No's (size – 2 x 1.5 x 2)		
		Details of UGT tanks if any:	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	175 KLD		
		STP technology:	MBBR		
		Capacity of STP (CMD):	180 KLD		
28.	Solid Waste Management during Construction Phase	Type	Qty.(kg/d)	Treatment / disposal	
		Dry waste:	12	Will be handed over to Authorized vendor	
		Wet waste:	08	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:	291 kg/d	Will be handed over to SWACH	
		Wet waste:	431 kg/d	Will be operated in OWC	
		Biomedical waste	00	NA	
		E-Waste	04 kg/d	Will be handed over to authorized vendor	
		STP Sludge (dry)	27 kg/d	Will be operated in OWC	
30.	Green Belt Development	Landscape area (Sq. m)	827.37 sq.m		
		Existing trees on plot:	48 Nos		
		Number of trees to be required:	103 Nos		
		Number of trees to be cut:	07 Nos		
		Number of trees to be retain:	41 Nos		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	30 KW		

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

		DG set: During Construction	50KVA	
		During Operation phase (Connected load):	2063.63KW	
		During Operation phase (Demand load):	897.52KW	
		Transformer:	1 X 630 KVA , 1 X 315 kVA	
		DG set:	380 kVA	
		Fuel used:	HSD	
32.	Details of Energy saving	Total energy saving – 21.93 %		
		Type	Details	One time Cost Annual Cost
		Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	- 86,400.00
			Barricading	1,28,240.00 -
			Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	58,690.00 -
		Land	Establishment of Labour Colony and Labour Colony Toilets & Sanitation	7,75,000.00 -
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours.	- 2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	- 2,73,000.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc., as per requirements of Safety Laws pertaining to Construction Sites	- 6,50,000.00
			DG Set	Cost of Electricity Backup with DG sets
		Environmental	Environmental Office / Cell on Project Site	- 8,88,000.00
		Environment Monitoring	Environment Monitoring	- 7,36,800.00
		Total		15,11,930.00 0 28,86,200.00
34.	Environmental	Component	Details	Capital O&M

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Management plan Budget during Operation phase			(Lakh)	(Lakh /Y)
		Sewage treatment	STP with MBBR technology	53,00,000	14,70,000
		Solid Waste	OWC	14,50,000	3,03,990
		RWH	Recharge Pits	3,00,000	40,000
		Green belt development	Development & maintenance of green area	37,20,760	1,86,038
		Energy saving	Solar PV Panel / hot water	53,15,000	2,65,750
		DG Set	1 x 630 kVA 1 x 315 kVA	46,36,000	92,720
		Environmental Monitoring	-----	-----	3,19,200
	Disaster Management	Lightning Arrester	14,44,500	2,88,900	
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (Sq. m.)
		4-Wheeler	197	197	4 - wheeler- 12.5
		2-Wheeler	306	306	2 - wheeler- 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.	

**SEAC Deliberation –**

PP stated that, the application is for commercial and residential project located at S. No. 280/4, village – Bhugaon, Tal- Mulshi, Pune. The building configuration proposed as as below:

Building Name	Configuration	Ht. (m)
Wing A	B1 + B2+ LG+ UG + 21 Floors	69.99
Wing B	B1 + B2+ LG+ UG + 21 Floors	69.99
Wing C	B1 + B2+ LG+ UG + 21 Floors	69.99
Club House	G + 1	7.65
Commercial shops	Upper Ground floor	3.45

PP has received Aviation NoC vide letter dt. 26.04.2022, and site elevation certificate dt. 24.05.2023.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to submit NoC for water supply and drainage.
2. PP to submit green belt development plan / layout along with detail of trees to be planted.
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.

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

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.

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

Proposal is a new construction project. Proposal is recommended by SEAC-3 in its 193<sup>rd</sup> meeting for grant of Environment Clearance for total plot area of 8,900.00 m<sup>2</sup>, FSI area of 30,093.98 m<sup>2</sup>, Non FSI area of 17,978.90 m<sup>2</sup> and total BUA of 48,072.88 m<sup>2</sup>

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 827.38 m<sup>2</sup> on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted the same dated 09.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 06.09.2024.

SEIAA after deliberation decided to grant EC for-FSI- 30,093.98 m<sup>2</sup>, Non FSI-17,978.90 m<sup>2</sup>, total BUA-48,072.88 m<sup>2</sup>. (Plan approval No- outward no 19/24-25, dated-01.04.2024)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

6. PP has provided mandatory RG area of 827.38 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
7. 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.
8. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
9. 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.
10. SEIAA after deliberation decided to grant EC for-FSI- 30,093.98 m<sup>2</sup>, Non FSI-17,978.90 m<sup>2</sup>, total BUA-48,072.88 m<sup>2</sup>. (Plan approval No- outward no 19/24-25, dated-01.04.2024)

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.

  
Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024**Item no. 31****Proposal No.:-** SIA/MH/INFRA2/468353/2024**Type of Project:** EC**Subject-** Environmental Clearance for Expansion in Residential & Commercial Project at CTS no 4854, Plot No A, Pune- Mumbai old highway, Pimpri, Pune – 411018, by Mahindra Lifespaces Developers Limited**Project Details-**

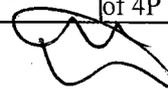
Representative of PP was present during the meeting along with environmental consultant M/s. Vks Environmental LLP, Pune.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 46,070.45 m<sup>2</sup>, FSI area of 2,22,595.95 m<sup>2</sup>, Non FSI area of 2,05,812.24 m<sup>2</sup> and total BUA of 4,28,408.19 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/468353/2024					
2.	Name of Project	Expansion in Residential & Commercial Project at CTS no 4854, Plot No A, Pune- Mumbai old highway, Pimpri, Pune – 411018, by Mahindra Lifespaces Developers Limited					
3.	Project category	8(b), B1					
4.	Type of Institution	Private					
5.	Project Proponent	Name	Mr. Vikrant Bhole				
		Regd. Office address	Mahindra Tower, 5th Floor, Dr. G. M. Bhosle Marg, Worli, Mumbai, Maharashtra				
6.	Consultant	Vks Environmental LLP, Pune.					
7.	Applied for	Expansion project					
8.	Details of previous EC	Earlier EC number: EC23B038MH171209 dated 10.11.2023 For plot area: 46,070.45 m <sup>2</sup> , FSI: 2,60,056.72 m <sup>2</sup> , Non FSI: 2,29,287.31 m <sup>2</sup> , TBUA: 4,89,344.03 m <sup>2</sup>					
9.	Location of the project	CTS no 4854, Plot No A, Pune- Mumbai old highway, Pimpri, Pune					
10.	Latitude and Longitude	Latitude: 18°36'57.67"N, Longitude: 73°48'45.94"E					
11.	Total Plot Area (m <sup>2</sup> )	46,070.45					
12.	Deductions (m <sup>2</sup> )	6,973.57					
13.	Net Plot area (m <sup>2</sup> )	39,096.88					
14.	Proposed FSI area (m <sup>2</sup> )	2,22,595.95					
15.	Proposed Non-FSI area (m <sup>2</sup> )	2,05,812.24					
16.	Proposed TBUA (m <sup>2</sup> )	4,28,408.19					
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	---					
18.	Ground coverage (m <sup>2</sup> ) & %	8,429.37 (21.56%)					
19.	Total Project Cost (Rs.)	2,088 Cr.					
20.	CER as per MoEF& CC circular dated 01/05/2018	----					
21.	Details of Building Configuration:					Reason for Modification / Change	
	Previous EC			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	Building A	LGP+UGP+4P+ 23 Floor	85.65	Building A	B/LGP+UGP+4STILT +23 Floor		84.65
Building B	LGP+UGP+4P+ 23 Floor	85.65	Building B	B/LGP+UGP+4STILT +23 Floor	84.65	4 Stilt instead of 4P Building height decreased 4 Stilt instead of 4P	

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

						Building height decreased
Building C	LGP+UGP+4P+ 23 Floor	85.65	Building C	B/LGP+UGP+4STILT +23 Floor	84.65	4 Stilt instead of 4P Building height decreased
Building D	LGP+UGP+4P+ 23 Floor	85.65	Building D	B/LGP+UGP+4STILT +23 Floor	84.65	4 Stilt instead of 4P Building height decreased
Building E	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building E	LGP+UGP+4STILT+30 Floor	109.85	decrease by 8 floors
Building F	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building F	LGP+UGP+4STILT+30 Floor	109.85	decrease by 8 floors
Building G	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building G	LGP+UGP+4STILT+30 Floor	109.85	decrease by 8 floors
Building H	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building H	LGP+UGP+4STILT+30 Floor	109.85	decrease by 8 floors
Building I	BP2+BP1+LGP+UGP+4P+38 Floor	130.65	Building I	B/LGP+UGP+4STILT +30 Floor	105.65	decrease by 8 floors
Building J	BP2+BP1+LGP+UGP+4P+38 Floor	130.65	Building J	B/LGP+UGP+4STILT +30 Floor	105.65	decrease by 8 floors
Building K	BP2+BP1+LGP+UGP+4P+38 Floor	130.65	Building K	B/LGP+UGP+4STILT +30 Floor	105.65	decrease by 8 floors
Building L	BP2+BP1+LGP+UGP+4P+21 Floor	79.65	Building L	B/LGP+UGP+4STILT +14 Floor	57.65	Configuration changed, decrease by 7 floors
Building M (Commercial 1)	BP2+BP1+LGP+UGP +Mezz.+ 3P+24+3 Service Floor	123.15	Building M (Commercial 1)	B/LGP+UGP+4 STILT+19 Floor	105.65	8 floor decreased, height decreased
Commercial -1	G+ Mezz. +1st+ Mezz. Ground Floor	12.65	Commercial - 1	UG+MEZZ+1ST+MEZZ Floor	12.65	Configuration changed
Commercial - 2	G+ Mezz. Ground Floor	6.15	Commercial - 2	UG+ Mezz Ground Floor	6.65	Configuration changed, Height increased
Club House-1	Ground Floor	6.00	Club House-1	Ground Floor	6.00	Remains same
Club House-2	Ground Floor	6.00	Club House-2	Ground Floor	6.00	Remains same
Club House-3	Ground Floor	6.00	Club House-3	Ground Floor	6.00	Remains same
22.	Total number of tenements		Residential flats – 1,670 nos. Commercial - Shops – 48 nos., Offices – 88 nos., Guest rooms – 105 nos., Restaurants – 4 nos., Guest Arrival or Lounge – 1 nos., Business Center – 1 nos., Banquet – 1 nos.			
23	Total number of Population		Residential: 8,350 nos			

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

		Commercial & visitors: 4,884 nos Total: 13,234 nos			
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	912	Fresh Water	912
		Recycled for flushing	469	Recycled for flushing	469
		Swimming Pool	10	Swimming Pool	10
		Recycled for landscape	28	Recycled for landscape	0
		Water for Chillers	141	Water for Chillers	141
		Total	1,560	Total	1,532
	Wastewater generation	1244 KLD	Wastewater generation	1244 KLD	
25.	Water Storage Capacity for Firefighting / UGT	Fire Tank UGT: 1400 CUM. (1000 cum Residential and 400 cum Hotel, Office & Retail) Fire Tank OHT: 25 CUM per building (Residential and Hotel)			
26.	Source of water	Pimpri Chinchwad Municipal Corporation			
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre monsoon: 4 m Post monsoon: 0.94 m	
		Size and no of RWH tank(s) and Quantity:		424 KLD X 2 Nos. = 848 KLD	
		Quantity and size of recharge pits:		Not Provided	
		Details of UGT tanks if any:		NA	
28.	Sewage and Wastewater	Sewage generation in KLD	STP - 1244 KLD ETP - 20 KLD		
		STP technology:	MMBR		
		Capacity of STP KLD:	Total STP - 1480 KLD (Residential- 1210 KLD + Hotel - 200 KLD + Retail - 70 KLD) ETP - 35 KLD		
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	18 kg/day	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.	
		Wet waste:	12 kg/day		
		Construction waste	20 kg/day		
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	1943	Handed over to authorize recycler for further handling & disposal purpose.	
		Wet waste:	2548	Wet waste will be treated in onsite organic waste converter machine.	
		Hazardous waste:	NA	NA	
		Biomedical waste		NA	
		E-Waste	43	Handed over to authorized recyclers for further handling & disposal purpose.	
		STP Sludge (Kg/d)	74	Will be used as manure	
31.	Green Belt Development	Total RG area (m2):	3909.69 sq.m		
		Existing trees on plot:	366		
		Number of trees to be transplanted	99		
		Number of trees to be cut:	64		
		Number of trees to be Protected	203		
		Total no. of trees on site	576		
32.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand	250 KW		

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Load):				
	During Operation phase (Connected load):	Phase-1- 7,633 KW Phase-2- 16,011 KW Commercial Office – 5,272.6 KW			
	During Operation phase (Demand load):	Phase-1- 2,675 KW Phase-2- 5,040 KW Commercial Office – 3,922 KW			
	Transformer:	Phase-1- 5 nos 630 KVA Phase-2 - 6 nos 1,000 KVA Office & Hotel - 5 nos 630 KVA (L.T Connection) & 5 nos 1,010 KVA (H.T Connection)			
	DG set:	Phase-1- 2 nos 500 KVA Phase-2 – 2 nos 1,250 KVA Office & Hotel – 4 nos 2,000 KVA			
	Fuel used:	HSD			
33.	Details of Energy saving	Energy Saving Through Solar PV – Installed PV capacity = 582 KWP			
34.	Environmental Management plan budget during Construction phase	Type	Details	Annual Cost (Rs.)	One Time Cost (Rs.)
Air Environment		Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00/-	
		Barricading	2,40,102.80/-		
Land		Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	2,52,880.00/-		
		Establishment of Labour Colony and Labour Colony Toilets & Sanitation	11,62,500.00/-		
Health and Safety		Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	-	2,52,000.00/-	
		Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	1,75,500.00/-	
		Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	9,00,000.00/-	
DG Set		Cost of Electricity Backup with DG sets	5,50,000.00/-		
Environmental		Environmental Office / Cell on Project Site	-	8,88,000.00/-	
Environment Management	Environmental Monitoring	-	7,36,800.00/-		
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
Sewage Treatment		STP with MBBR technology and ETP	1,85,00,000/-	18,00,000/-	
Solid waste management		OWC	1,56,36,400/-	12,38,900/-	

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Landscape	Tree plantation, green area development and maintenance		53,00,000/-	8,00,000/-
	Rainwater Harvesting	2 RWH tank		85,000/-	---
	Environmental Monitoring	Environmental Monitoring			3,19,200/-
	Solar PV system	Solar PV panel		2,96,50,000/-	4,72,980/-
	Disaster Management Plan	Lightening Arrester Cost		Phase-1 40,00,000/-	Phase-1 4,00,000/-
				Phase-2 68,00,000/-	Phase-2 6,80,000/-
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m <sup>2</sup> )
		4-Wheeler	1647	1647	1647 X 12.50 = 20587.50
		2-Wheeler	3459	3459	3459 X 2 = 6918.00
37.	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

**SEAC Deliberation –**

PP stated that, the application is for expansion in residential and commercial project located at CTS no 4854, Plot No A, Pune- Mumbai old highway, Pimpri, Pune. The PP holds previous Environmental Clearance vide no. EC23B038MH171209 dated 10.11.2023 for Plot area = 46,070.45 m<sup>2</sup>, Total BUA = 4,89,344.03 m<sup>2</sup>.

PP has received ToR on 21.03.2024 and EIA report was prepared using baseline studies carried out during March 2022 to May 2022.

Comparative details are mentioned as under:

Sr.	Project Details	As per EC dt. 10 <sup>th</sup> Nov 2023	Proposed Expansion	Remarks
1	Plot Area (m <sup>2</sup> )	46,070.45	46,070.45	Same
2	Proposed FSI Area (m <sup>2</sup> )	2,60,056.72	2,22,595.95	Decrease by 37,460.77 m <sup>2</sup>
3	Non FSI Area (m <sup>2</sup> )	2,29,287.31	2,05,812.24	Decrease by 23,475.07 m <sup>2</sup>
4	Total BUA (m <sup>2</sup> )	4,89,344.03	4,28,408.19	Decrease by 60,935.84 m <sup>2</sup>

PP informed that due to change in design, the project is submitted under expansion category. PP also informed that foundation work initiated for A, B, C and D building as per earlier EC.

**Comparative Statement-Building Configuration:**

Previous EC			Proposed Configuration			Remarks
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Building A	LGP+UGP+4P+ 23 Floor	85.65	Building A	B/LGP+UGP+4STILT+23 Floor	84.65	No change in building footprint Only excavation and foundation work are going on site.
Building B	LGP+UGP+4P+ 23 Floor	85.65	Building B	B/LGP+UGP+4STILT+23 Floor	84.65	
Building C	LGP+UGP+4P+ 23 Floor	85.65	Building C	B/LGP+UGP+4STILT+23 Floor	84.65	
Building D	LGP+UGP+4P+ 23 Floor	85.65	Building D	B/LGP+UGP+4STILT+23 Floor	84.65	

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

Building E	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building E	LGP+UGP+4STILT+30 Floor	109.85	Change in configuration, decrease by 2 basement and 8 habitable floors No change in building footprint No construction activity initiated
Building F	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building F	LGP+UGP+4STILT+30 Floor	109.85	
Building G	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building G	LGP+UGP+4STILT+30 Floor	109.85	
Building H	BP2+BP1+LGP+UGP+4P+38 Floor	134.15	Building H	LGP+UGP+4STILT+30 Floor	109.85	
Building I	BP2+BP1+LGP+UGP+4P+38 Floor	130.65	Building I	B/LGP+UGP+4STILT+30 Floor	105.65	
Building J	BP2+BP1+LGP+UGP+4P+38 Floor	130.65	Building J	B/LGP+UGP+4STILT+30 Floor	105.65	
Building K	BP2+BP1+LGP+UGP+4P+38 Floor	130.65	Building K	B/LGP+UGP+4STILT+30 Floor	105.65	
Building L	BP2+BP1+LGP+UGP+4P+21 Floor	79.65	Building L	B/LGP+UGP+4STILT+14 Floor	57.65	Configuration changed, decrease by 2 basement and 7 floors Minor change in building footprint No construction activity initiated
Building M (Commercial)	BP2+BP1+LGP+UGP+Mezz.+ 3P+24+3 Service Floor	123.15	Building M (Commercial)	B/LGP+UGP+4 STILT+19 Floor	105.65	Configuration changed, decrease by 2 basement and 8 floors Minor change in building footprint No construction activity initiated
Commercial -1	G+ Mezz. +1st+ Mezz. Ground Floor	12.65	Commercial -1	UG+MEZZ+1ST+MEZZ Floor	12.65	Configuration changed Minor change in building footprint No construction activity initiated
Commercial -2	G+ Mezz. Ground Floor	6.15	Commercial -2	UG+ Mezz Ground Floor	6.65	Height increased Minor change in building footprint No construction activity initiated
Club House-1	Ground Floor	6.00	Club House-1	Ground Floor	6.00	21.65 m including height from ground to podium as per fire NOC, Club house height remains same as 6m
Club House-2	Ground Floor	6.00	Club House-2	Ground Floor	6.00	
Club House-3	Ground Floor	6.00	Club House-3	Ground Floor	6.00	

**Comparative Statement:**

Project Details	As per EC Received dated 10 <sup>th</sup> Nov 2023	Proposed Expansion	Remark
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Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

No. of tenements/shops	Residential flats -2,268 Commercial: Shops – 54 nos., Offices – 84 nos., Guest rooms – 196 nos., Restaurant – 4nos., Guest arrival or Lounge – 1 no., Business centre – 1 no., Banquet – 1 no.	Residential flats – 1,670 nos. Commercial - Shops – 48 nos., Offices – 88 nos., Guest rooms – 105 nos., Restaurants – 4 nos., Guest Arrival or Lounge – 1 nos., Business Center – 1 nos., Banquet – 1 no.	Residential flats decreased by 598 nos. Shops decreased by 6 no., offices increased by 4 nos., Guest rooms decreased by 91 nos., Restaurants, Business center, Lounge and Banquet remains same
Population	Residential: 11,340 nos. Commercial & visitors: 6,329 nos. Total: 17,669 nos.	Residential: 8,350 nos Commercial & visitors: 4,884 nos Total: 13,234 nos	Population decreased by 4,435 nos.
Fresh Water Requirement	1221 KLD	912 KLD	Decrease by 309 KLD
Sewage Generation	1670 KLD	1244 KLD	Decrease by 426 KLD
STP Capacity	1670 KLD	1480 KLD	Decrease by 190 KLD
ETP capacity	35 KLD	35 KLD	Remains same
Solid waste Generation kg/day	Total waste – 7,554 kg/day STP sludge – 67 kg/day OWC Capacity- 4,550 kg/day	Total waste – 4,491 kg/day STP sludge – 74 kg/day OWC Capacity- 2,560 kg/day	Decreased by 3,063 kg/day Increased by 7 kg/day Decreased by 1,990 kg/day

PP has received Garden NoC dt.06.09.2022 and Tree cutting NoC dt.26.02.2024. PP has received Aviation NoC dt. 03.11.2023. PP has received Fire IOD dt.06.11.2023 and NoC for water supply dt.04.11.2023.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) b1.

**During discussion following points emerged:**

1. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
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.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

5. 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.
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.

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.



*[Signature]*

Member Secretary

*[Signature]*

Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 32**

**Proposal No.:-** SIA/MH/INFRA2/465263/2024

**Type of Project: EC**

**Subject-** Environmental Clearance for Residential Project S.No.278/1/2/3 Plot No. 1A(P), 278/1/2/3 Plot No. 3A, 280/1(P), 280/2(P), 281/5 at Pallod Farms, Baner, Pune- by M/s SVB Landmarks Pvt. Ltd.

**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Envicon Consultants.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 6,506.87 m<sup>2</sup>, FSI area of 24,105.11 m<sup>2</sup>, Non FSI area of 18,654.30 m<sup>2</sup> and total BUA of 42,759.41 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/465263/2024		
2.	Name of Project	"Residential Project" by M/s SVB Landmarks Pvt. Ltd.		
3.	Project category	8(a)		
4.	Type of Institution	Private		
5.	Project Proponent	Name	Mr. Ankush B. Asabe	
		Regd. Office address	Office No. 701/702, Vikram Monarch, Ganeshkhind Rd, opp. Modibaug, Shivajinagar, Pune, Maharashtra -411016.	
		Contact number	9850884880	
		e-mail	cmd@venkateshbuildcon.com	
6.	Consultant	Envicon Consultants Accreditation Number: NABET/EIA/2326/IA 0125		
7.	Applied for	New Project		
8.	Details of previous EC	NA		
9.	Location of the project	S.No.278/1/2/3 Plot No. 1A(P), 278/1/2/3 Plot No. 3A, 280/1(P), 280/2(P), 281/5 at Pallod Farms, Baner, Pune-411045.		
10.	Latitude and Longitude	Latitude: 18°33'34.27"N, Longitude: 73°47'50.25"E		
11.	Total Plot Area (m <sup>2</sup> )	6506.87 m <sup>2</sup>		
12.	Deductions (m <sup>2</sup> )	1965.11 m <sup>2</sup>		
13.	Net Plot area (m <sup>2</sup> )	4541.76 m <sup>2</sup>		
14.	Proposed FSI area (m <sup>2</sup> )	24105.11 m <sup>2</sup>		
15.	Proposed Non-FSI area (m <sup>2</sup> )	18654.30 m <sup>2</sup>		
16.	Proposed TBUA (m <sup>2</sup> )	42759.41 m <sup>2</sup>		
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	42759.41 m <sup>2</sup> (FSI Area: 24105.11 m <sup>2</sup> + Non-FSI Area: 18654.30 m <sup>2</sup> ) Date- 14/02/2024		
18.	Ground coverage (m <sup>2</sup> ) & %	2509.19 m <sup>2</sup> , 38.56 % of Total Plot Area (6506.87 m <sup>2</sup> ) 55.24% of Net Plot Area (4541.76 m <sup>2</sup> )		
19.	Total Project Cost (Rs.)	98 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)

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	N.A.	Building	B2+B1+G+P1+P2+P3+P4+ Amenity Podium +33 FL	143.35 m	
22.			Total No of Tenements –100 Nos.		
23.	Water Budget	Dry Season (m <sup>3</sup> /day)		Wet Season (m <sup>3</sup> /day)	
		Fresh Water	45.00 m <sup>3</sup> /day	Fresh Water	45.00 m <sup>3</sup> /day
		Recycled water for Gardening	15.00 m <sup>3</sup> /day	Recycled water for Gardening	NA
		Swimming Pool	2.40 m <sup>3</sup> /day	Swimming Pool	2.40 m <sup>3</sup> /day
		Recycled water for Flushing	22.50 m <sup>3</sup> /day	Recycled water for Flushing	22.50 m <sup>3</sup> /day
		Total	82.50 m <sup>3</sup> /day	Total	67.50 m <sup>3</sup> /day
		Treated excess water generation	23.25 m <sup>3</sup> /day	Treated excess water generation	38.25 m <sup>3</sup> /day
24.	Water Storage Capacity for Firefighting/UG T	Fire Water Tank – 200.00 m <sup>3</sup> Domestic Water Tank – 77.17 m <sup>3</sup> Flushing Water Tank – 22.50 m <sup>3</sup>			
25.	Source of water	Pune Municipal Corporation (PMC)			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post monsoon: 5 m to 10 m BGL Pre monsoon : 10 m to 12 m BGL		
		Size and no of RWH tank(s) and Quantity:	Not Applicable		
		Quantity and size of recharge pits:	03 Nos. (02 Nos. for surface water harvesting & 01 No. for roof top rain water harvesting) A recharge structure of Length 2 Mt., Width 2 Mt. and Height 2 Mt. with 60 M deep recharge bore well with 1 number of 2 M length, 2 M Width and 3 M deep de-silting chamber with O & G Trap..		
		Details of UGT tanks if any:	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	60.75 m <sup>3</sup> /day		
		STP technology:	MBBR		
		Capacity of STP (CMD):	70 m <sup>3</sup> /day		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal	
		Dry waste:	10 Kg/day	Send to an Authorized Vendor	
		Wet waste:	15 Kg/day	Send to an Authorized Vendor	
		Construction waste	25 Kg/day	Will be used for Leveling	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/day)	Treatment / disposal	
		Dry waste:	100 Kg/day	Handed over to an Authorized Vendor	
		Wet waste:	150 Kg/day	Organic Waste Convertor	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	1.00 Kg/day	Handed over to an Authorized Vendor	
		STP Sludge	6.30 Kg/day	Will be used as manure after treatment in OWC	
30.	Green Belt Development	Total RG area (m <sup>2</sup> ):	460.58 m <sup>2</sup>		
		Existing trees on plot:	52 Nos.		
		Number of trees to be planted:	121 Nos.		



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

		Number of trees to be cut:	17 Nos.		
		Number of trees to be transplanted:	0		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	27 KW		
		During Operation phase (Connected load):	1924.66 KW		
		During Operation phase (Demand load):	856.88 KW		
		Transformer:	500 KVA x 02 Nos.		
		DG set:	1000 KVA x 01 No.		
		Fuel used:	HSD		
32.	Details of Energy saving	<ul style="list-style-type: none"> <li>Total Energy Saving – 20.42%</li> <li>Auto Timer control for external &amp; Common lighting.</li> <li>Solar powered water heating.</li> <li>Efficient Air Conditioning System.</li> <li>Efficient Pumps &amp; Motors,</li> <li>Solar PV Panel System.</li> </ul>			
33.	Environmental Management plan budget during Construction Phase	Type	Details		Cost
		Capital Cost	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets		35.50 Lakh
		O & M Cost	Water for Dust Suppression, Air & Noise Monitoring, Tanker Water for Construction & Labour, Water Monitoring, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Creches for Children, Food for children.		19.00 Lakh/Year
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) Lakhs	O&M (Rs. /Y) Lakh/Year
		Storm Water	Storm Water Piping	NA	NA
		Sewage treatment	STP – 70 KLD	34.87	7.54
		Water treatment	NA	NA	NA
		RWH	Rain Water Harvesting	5.00	1.00
		Solid Waste	OWC	8.75	1.55
			Dry waste & E-Waste Management	3.00	5.00
		Hazardous waste	NA	-	-
		Green belt development		44.82	12.73
		Energy Saving		25.40	1.27
		Swimming Pool		16.00	1.80
		Environmental Monitoring	-	-	2.50
		Tanker Water Supply	-	-	1.80
Disaster Management	-	193.30	26.60		
35.	Traffic	Type	Required	Actual	Area per parking (m <sup>2</sup> )

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Management	as per DCR		Provided	Covered Parking = 30 m <sup>2</sup> Basement Parking = 35 m <sup>2</sup> 2.00 m <sup>2</sup>	
		4-Wheeler	91	221		
		2-Wheeler	70	328		
36.	Details of Court cases /litigations w.r.t. the project and project location if any.				NA	

**SEAC Deliberation –**

PP stated that, the application is for residential project located at S.No.278/1/2/3 Plot No. 1A(P), 278/1/2/3 Plot No. 3A, 280/1(P), 280/2(P), 281/5 at Pallod Farms, Baner, Pune. The proposed building configuration is B2+B1+G+P1+P2+P3+P4+ Amenity Podium+33 FL. PP is received water NoC and Garden NoC vide letter dt.27.02.2024. PP has received Fire NoC dt, 02.02.2024 and drainage NoC dt. 11.03.2024. PP informed that the RG area is 460.58 m<sup>2</sup>. Planting 121 Nos. of trees proposed to be planted and existing 52 nos. of trees are on site. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to submit details of trees to be planted offsite along with provision of geo-tagging.
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 & 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.

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

Deferred.

  
Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 33**

**Proposal No.:-** SIA/MH/INFRA2/465474/2024

**Type of Project:** EC

**Subject-** Environmental Clearance for "Tej Elevia" by M/s Tejraj Realtors LLP, At S. No.72/4, 73(PART), 74+75/2/1, Plot No 31+32, Baner, Tal. - Haveli, Dist. – Pune, Maharashtra by TEJRAJ REALTORS LLP.

**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Envicon Consultants.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 11,389.13 m<sup>2</sup>, FSI area of 75,957.19 m<sup>2</sup>, Non FSI area of 52,818.00 m<sup>2</sup> and total BUA of 1,28,775.19 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/465474/2024	
2.	Name of Project	"Tej Elevia" by M/s Tejraj Realtors LLP	
3.	Project category	8(a)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr.Tejraj Ganpatrao Patil
		Regd. Office address	301, Bonita, V. Deshmukh Path, Off Ghole Road, Shivajinagar, Pune.
		Contact number	9822026526
		e-mail	tejraj@tejraj.in
6.	Consultant	Envicon Consultants Accreditation Number: NABET/EIA/2326/IA0125	
7.	Applied for	Expansion Project	
8.	Details of previous EC	1) Vide No. SEIAA-EC-0000002228 Dated: 25/03/2020 2) Vide No. EC22B038MH110475 Dated:18/06/2022	
9.	Location of the project	S.No. 72/4,73(Part), 74 + 75/2/1, Plot No. 31 + 32 at Baner, Taluka-Haveli, Pune- 411045.	
10.	Latitude and Longitude	Latitude: 18° 33' 37.97" N, Longitude: 73° 47' 1.02" E	
11.	Total Plot Area (m <sup>2</sup> )	11389.13 m <sup>2</sup>	
12.	Deductions (m <sup>2</sup> )	468.36 m <sup>2</sup>	
13.	Net Plot area (m <sup>2</sup> )	10920.77 m <sup>2</sup>	
14.	Proposed FSI area (m <sup>2</sup> )	75957.19 m <sup>2</sup>	
15.	Proposed Non-FSI area (m <sup>2</sup> )	52818.00 m <sup>2</sup>	
16.	Proposed TBUA (m <sup>2</sup> )	128775.19 m <sup>2</sup>	
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Is in Process	
18.	Ground coverage (m <sup>2</sup> ) & %	4000.08 m <sup>2</sup>	
		35.12% of Total Plot Area (11389.13 m <sup>2</sup> ) 36.62% of Net Plot Area (10920.77 m <sup>2</sup> )	
19.	Total Project Cost (Rs.)	Rs. 257 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	

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	As per Extended Plot horizontal expansion, Vertical expansion in wing A,B,C D, A1 structure & addition of Wing C1.
	Wing A	2B+LG+UG+4P +26 FL	109.10	Wing A	2B+LG+UG+4P +29 FL + Recreational	118.40 m	
	Wing B	2B+LG+UG+4P +26 FL	104.60	Wing B	2B+LG+UG+4P +29FL	113.90 m	
	Wing C	2B+LG+UG+4P +26 FL	104.60	Wing C	2B+LG+UG+4P +29 FL	113.90 m	
	-	-	-	Wing C1	2B+LG+UG+4P +29 FL+Recreational	118.40 m	
	Wing D (Residential & Commercial)	2B+LG+UG+4P +20 FL	89.90	Wing D (Only commercial)	2B+LG+UG+21 FL	85.30 m	
	A1 Structure	P+1 FL	3.05	A1 Structure	P+2 FL	9.00 m	
22.	Total Tenements - 391 Nos. Shops- 17 Nos. Offices- 20 Nos.			Total Tenements – 465 Nos. Shops – 24 Nos. Offices- 147 Nos.			
23.	Water Budget	Dry Season (m <sup>3</sup> /day)		Wet Season (m <sup>3</sup> /day)			
		Fresh Water	310.57 m <sup>3</sup> /day	Fresh Water	310.57 m <sup>3</sup> /day		
		Recycled Water for Gardening	10.52 m <sup>3</sup> /day	Recycled Water for Gardening	NA		
		Swimming Pool	1.80 m <sup>3</sup> /day	Swimming Pool	1.80 m <sup>3</sup> /day		
		Recycled Water for Flushing	184.24 m <sup>3</sup> /day	Recycled Water for Flushing	184.24 m <sup>3</sup> /day		
		Total	505.33 m <sup>3</sup> /day (One Time)	Total	494.81 m <sup>3</sup> /day (One Time)		
	Excess treated water generation	224.28 m <sup>3</sup> /day	Excess treated water generation	234.80 m <sup>3</sup> /day			
24.	Water Storage Capacity for Firefighting /UGT	Domestic water tank Capacity: 317.33 m <sup>3</sup> Flushing water tank Capacity: 247 m <sup>3</sup> Fire water tank Capacity: 886.00 m <sup>3</sup>					
25.	Source of water	Pune Municipal Corporation (PMC)					
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:			Pre-Monsoon- 8.50 m BGL Post Monsoon- 3.50 m BGL		
		Size and no of RWH tank(s) and Quantity:			NA		
		Quantity and size of recharge pits:	6 Nos. (4 Nos. for Surface and 2 Nos. for Roof Top) Size of Surface recharge pit- 2 m x 2 m x 1.9 m Size of Rooftop recharge pit- 2 m x 1.5 m x 2 m				
		Details of UGT tanks if any:			NA		
27.	Sewage and Wastewater	Sewage generation in CMD:			419.04 m <sup>3</sup> /day		
		STP technology:			MBBR		
		Capacity of STP (CMD):			420.00 m <sup>3</sup> /day		
28.	Solid Waste Management during Construction Phase	Type	Quantity (Kg/day)	Treatment / disposal			
		Dry waste:	10 Kg/day	Send to Authorized Vendor			
		Wet waste:	15 Kg/day	Send to Authorized Vendor			
		Construction waste	25 Kg/day	Use for Levelling			



Member Secretary

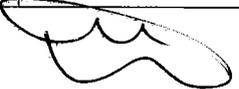


Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

29.	Solid Waste Management during Operation Phase	Type	Qty. (Kg/day)	Treatment / disposal	
		Dry waste:	1062 Kg/day	Handed over to Authorized Vendor	
		Wet waste:	1096 Kg/day	Organic Waste Converter	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	23 Kg/day	Handed over to Authorized Vendor	
		STP Sludge (dry)	52 Kg/day	Used as manure after treatment in OWC.	
30.	Green Belt Development	Total RG area (m <sup>2</sup> ):	1092.08 m <sup>2</sup>		
		Existing trees on plot:	63 Nos.		
		Number of trees to be planted (Proposed):	113 Nos.		
		Number of trees to be cut:	13 Nos.		
		Number of trees to be transplanted:	26 Nos.		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	30 KVA		
		During Operation phase (Connected load):	8231 KW		
		During Operation phase (Demand load):	3511 KW		
		Transformer:	04 Nos. x 1000 KVA		
		DG set:	800 KVA – 01 No., 1010 KVA – 02 Nos.		
		Fuel used:	HSD		
32.	Details of Energy saving	Total Energy saving – 21.07% <ul style="list-style-type: none"> <li>• Auto Timer control for external &amp; Common lighting</li> <li>• Solar powered water heating.</li> <li>• Efficient Air Conditioning System.</li> <li>• Efficient Pumps &amp; Motors,</li> <li>• Solar PV Panel power for common area lighting.</li> </ul>			
33.	Environmental Management plan budget during Construction Phase	Type	Details	Cost	
		Capital Cost	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris management	30.00 Lakh	
		O & M Cost	Water for Dust Suppression, Air & Noise Monitoring, Tanker Water for Construction & Labor, Water Monitoring, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Crèches for Children, Food for children.	15.00 Lakh/year	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O & M (Rs./Y)
		Storm Water	NA	NA	NA
		Sewage treatment Plant (STP)	STP- 420 KLD	40.00 Lakh	15.00 Lakh/year
		Water treatment	NA	NA	NA
		RWH	-	4.50 Lakh	0.60 Lakh /year
		Swimming Pool	-	32.05 Lakh	1.44 Lakh/year
		Solid Waste	OWC	20.75 Lakh	5.54 Lakh/year
			Dry Waste Management	3.00 Lakh	5.00 Lakh/year
		Hazardous waste	NA	NA	NA
Green belt development	-	25.28 Lakh	6.23 Lakh/year		

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

		Energy saving	-	45.00 Lakh	3.00 Lakh/year	
		Environmental Monitoring	-	-	2.50 Lakh/year	
		Disaster Management Plan	-	117.10 Lakh	66.75 Lakh /Year	
35.	Traffic Management	Type	Reqd. as per DCR	Provided	Area per parking (m <sup>2</sup> )	
		4-Wheeler	331 Nos.	662 Nos.	30 m <sup>2</sup> - Covered Parking 35m <sup>2</sup> - Basement Parking	
		2-Wheeler	777 Nos.	780 Nos.	3.00 m <sup>2</sup>	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.					NA

**SEAC Deliberation -**

PP stated that, the application is for expansion of residential and commercial project located at S.No. 72/4,73(Part), 74 + 75/2/1, Plot No. 31 + 32 at Baner, Taluka-Haveli, Pune. PP holds previous ECs received vide dt. 25-03-2020 and 18-06-2022.

PP has received garden NoC vide letter dt. 03.01.2019 and Fire NoC for wing C1 and D vide letter dt. 27.05.2024, Aviation NoC dt. 05.04.2021.

PP informed that the Landscape area will be 1092.08 m<sup>2</sup>. 63 trees are existing on site in that 26 trees to be transplanted, 13 trees to be cut and remaining 24 trees retain. Planting 113 Nos. of trees proposed to be planted and 573 Nos. of trees proposed to be planted against cutting and transplanting out-side.

The comparative statement for the project is as below:

Details	EC22B038MH110475 received on dated 18/06/2022 EC received for BUP - 80647.91 m <sup>2</sup>			Proposed Revised Plan			Difference in 2019 EC and Proposed application	
Total Plot Area	8089.13 m <sup>2</sup>			11389.13 m <sup>2</sup>			Total Plot increased by 3300 m <sup>2</sup>	
Proposed Built Up Area	BUP area: 80647.91 m <sup>2</sup> ( FSI 45115.16 m <sup>2</sup> + NON FSI 35532.75 m <sup>2</sup> )			BUP Area: - 1,28,775.19 m <sup>2</sup> ( FSI 75957.19 m <sup>2</sup> + NON FSI 52818.00 m <sup>2</sup> )			BUP increased by Area: 48127.28 m <sup>2</sup> (FSI- increased by 30842.03 m <sup>2</sup> + Non FSI-increased by 17285.25 m <sup>2</sup> )	
Building Config.	Total No of Buildings - 05 Nos			Total No of Buildings-06 Nos			Addition of C1 wing	
	Building name	configuration	Height	Building name	configuration	Height	Changes	Construction Status
	Wing A	2B+LG+U G+4P+26 FL	109.10 m	Wing A	2B+LG+UG +4P+29 FL+ RECREATI ONAL	118.4 0 m	Increased by 3Floors	2B+LG+UG+4P +25 FL Completed
	Wing B	2B+LG+U G+4P+26 FL	104.60 m	Wing B	2B+LG+U G+4P+29 FL	113.9 0 m	Increased by 3Floors	2B+LG+UG+4P +03 FL Completed
Wing C	2B+LG+U G+4P+26 FL	104.60 m	Wing C	2B+LG+U G+4P+29 FL	113.9 0 m	Increased by 3Floors	2B+LG+UG+4P FL Completed	



Member Secretary

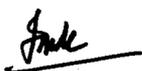


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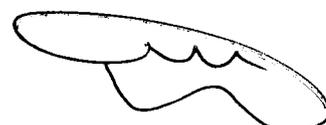
Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

-	-	-	Wing C1	2B+LG+UG+4P+29 FL RECREATIONAL	118.40 m	Addition of Wing C1	Not yet Started
Wing D (Residential & Commercial)	2B+LG+UG+4P+20 FL	89.90 m	Wing D (Only commercial)	2B+LG+UG+21 FL	85.30 m	Residential deleted only commercial wing	Not yet Started
A1 Structure	P+1 FL	3.05 m	A1 Structure	P+2 FL	9.00 m	Increased by 1 Floors	Not yet Started

Details	EC22B038MH110475 received on dated 18/06/2022 EC received for BUP - 80647.91 m <sup>2</sup>	Proposed Revised Plan	Difference in 2019 EC and Proposed application
Total Tenements	Residential Flats: 391 Nos., Commercial : Shops - 17 Nos., offices 20Nos.	Residential Flats: 465 Nos., Commercial: Shops 24 Nos., offices 147Nos.	Tenements increased by Flats – 74 Nos. Shops – 07 nos. Offices - 127 Nos.
Occupancy	Residential Users: 1955 Nos. Commercial Users: 636 Nos. Total Users:- 2591 Nos.	Residential Users: 2325 Nos. Commercial Users: 3981 Nos. Total Occupancy of the project 6306 Nos	Residential Users: Increased by 370 Nos. Commercial Users Increased by 3345 Nos Total Users: Increased by 3715 Nos.
Water Quantity	Total Water Requirement – 308.99 m <sup>3</sup> /day Fresh Water Requirement – 193.29 m <sup>3</sup> /day	Total Water Requirement - 505.33 m <sup>3</sup> /day Fresh Water Requirement – 310.57 m <sup>3</sup> /day	Total Water Requirement increased by – 196.34 m <sup>3</sup> /day Fresh Water Requirement increased by - 117.28 m <sup>3</sup> /day
STP Details	STP : 275.00 m <sup>3</sup> /day Sewage generation – 268.33 m <sup>3</sup> /day	STP : 420.00 m <sup>3</sup> /day Sewage generation – 419.04 m <sup>3</sup> /day	STP Capacity increased 145 m <sup>3</sup> /day Sewage generation increased by 150.71 m <sup>3</sup> /day
OWC Details	OWC – 700.00 Kg/Day Wet Waste- 650.00 Kg/Day Dry Waste- 486.00 Kg/Day	OWC: 1100 Kg/Day Wet Waste – 1096 Kg/Day Dry Waste – 1062 Kg/Day	OWC Capacity increased by 400 Kg/day Wet Waste increased by : 446 Kg/Day Dry Waste increased by : 576 Kg/Day
Services	Transformer: 630 KVA X 04 Nos. DG Set: 750 KVA x 01 No. 250 KVA x 01 No.	Transformer: 1000 KVA x 04 Nos. DG Set: 800 KVA x 01 No. 1010 KVA x 02 Nos.	Transformer increased by 1000 KVA x 04 Nos. DG Set-Capacity increased by 50 KVA x 01 No. & 760 KVA x 02 Nos.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	UGT – Domestic : 304.00 m <sup>3</sup> Flushing : 116.00 m <sup>3</sup> Fire : 350.00 m <sup>3</sup>	UGT – Domestic : 317.33 m <sup>3</sup> Flushing : 247.00 m <sup>3</sup> Fire : 886.00 m <sup>3</sup>	UGT – Domestic Increased by :13.33m <sup>3</sup> Flushing increased by : 131.00 m <sup>3</sup> Fire increased by : 536.00 m <sup>3</sup>
Rainwater harvesting pitno.	Total RWH pit – 04 Nos.	Total RWH pit – 06 Nos.	Total RWH pit – Increased by 02 Nos.
Parking Details	Cars: 479 Nos. Scooters: 320 Nos. Total Parking Area Provided : 30145 m <sup>2</sup>	Cars: 662 Nos. Scooters: 780 Nos. Total Parking Area Provided : 35000.00 m <sup>2</sup>	Cars : Increased by 183 Nos Scooters : Increased by 460 Nos Total Parking Area Increased by 4855.00 m <sup>2</sup>

PP indicated construction carried out as per previous EC as below:

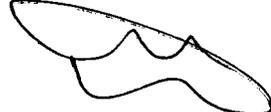
Sr. No.	Name of the Building	As per previous EC	Construction Status	Constructed Work Area (sq.m)		Proposed Building	Proposed Configuration of Building
				FSI Area	NON-FSI Area		
1	Wing A	2B+LG+UG+4P+26 FL	2B+LG+UG+4P+25 FL Completed	12510.75 m <sup>2</sup>	8603.64 m <sup>2</sup>	Wing A	2B+LG+UG+4P+29 FL+RECREATIONAL
2	Wing B	2B+LG+UG+4P+26 FL	2B+LG+UG+4P+03 FL Completed	1126.87 m <sup>2</sup>	8678.76 m <sup>2</sup>	Wing B	2B+LG+UG+4P+29 FL
3	Wing C	2B+LG+UG+4P+26 FL	2B+LG + UG+ 4P FL Completed	-	7910.24 m <sup>2</sup>	Wing C	2B+LG+UG+4P+29 FL
4	Wing C1	-	Not yet Started	-	-	Wing C1	2B+LG+UG+4P+29 FL RECREATIONAL
5	Wing D	2B+LG+UG+4P+20 FL	Not yet Started	-	-	Wing D	2B+LG+UG+21 FL
6	A1 Structure	P +1 FL	Not yet Started	-	-	A1 Structure	P+2 FL
7	Services (STP, OWC, Transformer, DG & UGT)		Not yet installed	-	-		
Total				13637.62 m <sup>2</sup>	25192.64m <sup>2</sup>		
Total Constructed Built-up Area				38830.26 m <sup>2</sup>			

PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur is received on 17.04.2024.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. 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 submit drainage NoC and NoC for water supply.
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 & 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. PP to envisage increase in energy saving through solar hot water system.

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

PP was absent for the meeting and hence deferred.

**SEIAA Decision-**

SEIAA decided to defer the proposal.



Member Secretary



Chairman  
Page 91 of 112

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 34**

**Proposal No.:-** SIA/MH/INFRA2/470044/2024

**Type of Project: EC**

**Subject-** Environmental Clearance for Expansion of Proposed Commercial and SRA building project at final plot 560, CTS no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune by M/s Palash Realtors LLP.

**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. J. M. EnviroNet Pvt. Ltd.

It is noted that, the PP has submitted the application for prior environment clearance for proposed expansion project with total plot area of 3,454.99 m<sup>2</sup>, FSI area of 3,795.48 m<sup>2</sup>, Non FSI area of 12,290.69 m<sup>2</sup> and total BUA of 50,246.17 m<sup>2</sup>.

Brief information of the proposal is as below:

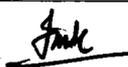
1.	Proposal Number	Parivesh Proposal no. SIA/MH/INFRA2/470044/ 2024				
2.	Name of Project	Expansion of Proposed Commercial and SRA building project at final plot 560, CTS no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune by M/s Palash Realtors LLP.				
3.	Project category	Category 'B2', Activity 8(a)				
4.	Type of Institution	Private				
5.	Project Proponent	Name	Mr. Dilip Mittal			
		Regd. Office address	602, Ruchi Apartments, 1st floor, Pulachiwadi, Deccan Gymkhana, Pune			
6.	Consultant	J. M. EnviroNet Pvt. Ltd.				
7.	Applied for	Expansion				
8.	Details of previous EC	Earlier EC vide EC Identification No. EC22B038MH190135 & File No. - SIA/MH/MIS/229975/2021 dated 13.03.2022				
9.	Location of the project	Final plot 560, CTS no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune				
10.	Latitude and Longitude	Latitude 18°31'32.83"N Longitude - 73°50'31.56"E				
11.	Total Plot Area (m <sup>2</sup> )	3454.99 sq. m				
12.	Deductions (m <sup>2</sup> )	308.08 sq. m				
13.	Net Plot area (m <sup>2</sup> )	3146.91 sq. m				
14.	Proposed FSI area (m <sup>2</sup> )	3795.48 sq. m				
15.	Proposed non-FSI area (m <sup>2</sup> )	12290.69 sq. m				
16.	Proposed TBUA (m <sup>2</sup> )	50246.17 sq. m				
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	50246.17 sq. m				
18.	Ground coverage (m <sup>2</sup> ) & %	--				
19.	Total Project Cost (Rs.)	Rs. 183.17 Cr.				
20.	CER as per MoEF & CC circular dated 01/05/2018	N.A.				
21.	Details of Building Configuration:					Reason for Modification/ Change
	Previous EC / Existing Building			Proposed Configuration		
22.	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Bldg A(Comm/sale)-	Basement 1+Basement 2+ LG+UG1+UG2+1st Floor+2nd Floor Parking+ 15 Floors	75.65	Bldg A(Comm/sale)-	Basement 1+Basement 2+ LG+UG1+UG2+33 Floors	158.25
						--

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Bldg B(Rehab/SRA)-	Stilt+1st Floor Parking+2nd Floor Parking+ 10 Floors	39.45	Bldg B(Rehab/SRA)-	Stilt+1st Floor Parking+2nd Floor Parking+ 14 Floors	50.85	
23	Total number of tenements			No. of tenements: Residential - 108 flats , Commercial : shops/Offices No of Expected Users: Residential – 540 persons , Commercial – 3579 persons			
24	Water Budget		Dry Season (CMD)		Wet Season (CMD)		
			Fresh Water	143.60	Fresh Water	143.60	
			Recycled (Flushing)	94.96	Recycled (Flushing)	94.96	
			Swimming Pool	0.00	Swimming Pool	0.00	
			Recycled (Gardening)	2.00	Recycled (Gardening)	0.00	
			Total	240.56	Total	238.56	
		Waste water generation	214.70	Waste water generation	214.70		
25	Water Storage Capacity for Firefighting / UGT (m3)			250 KLD			
26	Source of water			PMC			
27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 14.00 m. to 18.00 m. BGL. Rainy Season – 5.50 m. to 8.50 m. BGL. Winter Season – 9.75 m. to 13.25 m. BGL.				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	3 nos Size: a) 1.50 M. X 1.50 M. X 1.50 M. Depth with 40 to 60 m. Deep 6” Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 1.0 m. Deep & b) 1.50 M. X 1.50 M. X 1.00 M. Depth with 40 to 60 m. Deep 6” Dia. Bore Well via 1 No. of de-siltation pits of 0.9 m. Dia. 2.0 m. Deep.				
Details of UGT tanks if any:			Domestic: 216 KLD, Fire 250 KLD				
28	Sewage and Wastewater		Sewage generation in CMD:		214.70 KLD		
			STP technology		SBT ( Soil Bio Technology)		
			Capacity of STP (CMD):		150 KLD, 70 KLD		
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal			
		Dry waste:	10 kg/day	To PMC Ghantagadi			
		Wet waste:	15 kg/day	To PMC Ghantagadi			
		Construction waste	Excavated material from construction activity	Top soil will be used for landscaping. Debris and excavated material will be reused within site and excess will be sent for reuse.			
30	Solid Waste Management during Operation Phase		Type	Quantity (kg/d)	Treatment / disposal		
			Dry waste:	644.85 kg/day	Will be handed over to SWACH		
			Wet waste:	520.00 kg/day	Treatment – OWC machine Disposal – Used as a manure		
			Hazardous waste:	NA	NA		
			Biomedical waste	NA	NA		
			E-Waste	16.18 kg/day	Will be handed over to authorized agency SWACH		
31	Green Belt Development		Total RG area (m2)		NA		
			Existing trees on plot		00		
			Number of trees to be planted		40		
			Number of trees to be cut		00		
			Number of trees to be transplanted		00		

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

32. Power requirement:	Source of power supply:			MSEDCL
	During Construction Phase (Demand Load):			200 KVA
	During Operation phase (Connected load):			5174 KVA
	During Operation phase (Demand load):			3565 KVA
	Transformer:		2 x 1000 KVA, 1 x 1250 KVA, 1 x 315 KVA	
	DG set:		2 x 1250 KVA, 2 x 500, 1 X320 KVA	
	Fuel used:		HSD	
33. Details of Energy saving	Solar Energy -PV Panels & Hot water + Auto timer logic controller+ Electronic V3F drive for lifts-12.41 %			
34. Environmental Management plan budget during Construction phase	Type	Details		Cost
	Air	Dust suppression measures and barricading		Rs. 1,06,000 /-
	Land	Site Sanitation & Safety		Rs. 26,500/-
	Environment mgt.	Environmental Monitoring		Rs. 1,50,000/-
	Health & safety	Disinfection and Health Check-ups		Rs. 88,000 /-
35. Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
	Sewage treatment	01 no. STP	Rs. 50,00,000/-	Rs. 05,30,500/-
	RWH	RWH pits	Rs. 3,00,000 /-	Rs. 15,000 /-
	Solid Waste	OWC	Rs. 25,50,000 /-	Rs. 3,85,180 /-
	Biomedical Waste		Rs. 1,00,000/-	
	Green belt development	Plantation	Rs. 11,90,000/-	Rs. 1,16,000/-
	Energy saving	Solar PV+Solar hot water	Rs. 77,08,000 /-	Rs. 3,85,000 /-
	Basement ventilation		Rs. 35,15,000 /-	Rs. 1,50,000 /-
	Environmental Monitoring	--	--	Rs. 2,80,000 /-
36. Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
	4-Wheeler	430	430	12.5 sq. m. per car as per rule.
	2-Wheeler	1720	1720	2 sq. m per 2-wheeler as per rule.
37. Details of Courtcases / litigations w.r.t.the project and project location if any.				No

**SEAC Deliberation –**

PP stated that, the application is for Expansion of residential project located at Final plot 560, CTS no 1197, Bhamburda, F.C. Road, Shivajinagar, Pune. The PP holds earlier Environmental Clearance Identification no. EC22B038MH190135 & File No. - SIA/MH/MIS/229975/2021 dated 13.03.2022 for the total construction built up area of 31709.45 Sq. m (FSI- 20787.36 Sq. m + NON FSI – 10922.09 Sq. m).

Now PP have applied for Vertical Expansion of Environmental Clearance on 20.04.2024 for total construction built up area of 50246.17 sq. m (FSI 37955.48 sq. m +Non FSI 12290.69 sq. m). PP informed that total constructed area is 26258.97 sq. mt. (FSI 16140.46 +Non FSI 10118.51) as per earlier EC.

The comparative statement for the project is as below:

Building Config. as per earlier EC	Proposed Modification/ Expansion in EC	Remarks	Construction Status
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Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG2+3rd Floor+2nd Floor Parking+ 15 Floors (Ht- 75.65 m)	Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG2+3rd Floor (Ht- 158.25 m)	Vertical expansion only Increased 16 floors	Completed till 10 floors
Bldg B(Rehab/SRA)- Stilt+1st Floor Parking+2nd Floor Parking+ 10 Floors (Ht-39.45 m)	Bldg B(Rehab/SRA)- Stilt+1st Floor Parking+2nd Floor Parking+ 14 Floors (Ht-50.85 m)	Vertical expansion only Increased 04 floors	Completed till 10 floors

Sr.	Particulars	As per earlier EC (Areas in m2)	Proposed Modification (Areas in m2)
1	Total Plot area	3454.99	3454.99
2	Deductions	308.08 (Road widening)	308.08 (Road widening)
3	Net Plot Area	3146.91	3146.91
4	FSI area	20787.36	37955.48
5	Non FSI area	10922.09	12290.69
6	Total BUA	31709.45	50246.17
7	No. of buildings with its configuration	Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG2+3rd Floor+2nd Floor Parking+ 15 Floors (HEIGHT- 75.65 M) Bldg B(Rehab/SRA)- Stilt+1st Floor Parking+2nd Floor Parking+ 10 Floors (Ht-39.45 m)	Bldg A(Comm/sale)- Basement 1+Basement 2+ LG+UG1+UG2+3rd Floors (HEIGHT- 158.25 m) Bldg B(Rehab/SRA)- Stilt+1st Floor Parking+2nd Floor Parking+ 14 Floors (Ht-50.85 m)
9	No. of tenements & Population	SRA - Residential : 77 Commercial: shops/Offices Population : Residential -385 Commercial - 2737	SRA - Residential :108 Commercial : shops/Offices Population : Residential -540 Commercial - 3579
10	Water requirement	Fresh water : 103.07 KLD Flushing water : 72.06 KLD Gardening water : 2 KLD Swimming pool : 00 Total water requirement : 177.13 KLD	Fresh water : 143.60 KLD Flushing water : 94.96 KLD Gardening water : 2 KLD Swimming pool : 00 Total water requirement : 240.56 KLD
11	Waste water generation & STP provided	Waste water generation : 157.63 KLD STP capacity : 125 KLD, 60 KLD STP technology : MBBR	Waste water generation : 214.70 KLD STP capacity : 150 KLD, 70 KLD STP technology : SBT. ( Soil Bio Technology)
12	Rain water Harvesting	Pits- 3 No. Size- 1.50 M. X 1.50 M. X 1.50 M	Pits- 3 No. Size- 1.50 M. X 1.50 M. X 1.50 M
13	UGT	Fire Tank- 250 KLD Domestic Tank- 94 KLD	Fire Tank- 250 KLD Domestic Tank- 216 KLD
14	Solid waste generation, STP Sludge & OWC capacity	Wet - 389.20 kg/day Dry - 487.55 kg/day Ewaste- 8.02 kg/day STP Sludge : 14 kg/day OWC capacity- 325 kg/day & 125 kg/day	Wet - 520 kg/day Dry - 644.85 kg/day Ewaste- 16.18 kg/day STP Sludge : 21 kg/day OWC capacity- 375 kg/day & 175 kg/day
15	Green Belt Development	Total RG area :.NA Existing Trees : 00 Proposed trees: 40 no.	Total RG area :.NA Existing Trees : 00 Proposed trees: 40 no.
16	Traffic Management	Cars- 373 nos.	Cars- 391 nos.
17	Energy	Connected load : 3785 KW Maximum demand : 2461 KW DG set : 2 x 750 KVA No. of transformer : 3 x 1000 KVA+1 x315 KVA % saving - 17.37 %	Connected load : 5174 KVA Maximum demand : 3565 KVA DG set : 3 x 1250 KVA, 1 x 320 KVA No. of transformer :2 x 1000 KVA, 1 x1250 KVA, 1 x 315 KVA % saving - 19.58 %

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

PP informed that IoD is received on dt. 14.06.2024 and Aviation NoC is not applicable, however, site elevation certificate is received on 24.07.2024. PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), is received on 28.05.2024.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. 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 submit drainage NoC, NoC for water supply and Fire NoC.
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 & 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. PP to envisage increase in energy saving through solar hot water system.

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

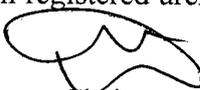
**Deliberation in SEIAA-**

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 193<sup>rd</sup> meeting for grant of Environment Clearance for total plot area of 3,454.99 m<sup>2</sup>, FSI area of 37,955.48 m<sup>2</sup>, Non FSI area of 12,290.69 m<sup>2</sup> and total BUA of 50,246.17 m<sup>2</sup>.

Project had received earlier Environment Clearance vide EC identification no EC22B038MH190135 (File No. - SIA/MH/MIS/229975/2021), dated 13.03.2022 for the total BUA of 31709.45 Sq. m (FSI- 20787.36 Sq. m + NON FSI – 10922.09 Sq. m).

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

as a proof of compliance of construction Initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 12.09.2024.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 08.06.2022. PP submitted that, they have obtained the same dated 28.05.2024. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 28.05.2024.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, as their plot area is less than 0.4 Ha, mandatory RG is not applicable to their project as per provisions of UDCPR. SEIAA noted the same and asked PP to submit an undertaking to that effect. PP submitted the same dated 12.09.2024.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 12.09.2024.

SEIAA further observed that, PP has not obtained the CFO NOC. PP submitted that, they are in final stage of obtaining CFO NOC and requested authority to allow them few days' time to submit the same. SEIAA noted the same. PP submitted the CFO NOC dated 03.10.2024 for Building A up to height 149.95 m & for Building B up to height 50.85 m. SEIAA decided to restrict the height of building A up to 149.95 m as per CFO NOC.

SEIAA after deliberation decided to grant EC for-FSI-37955.48 m<sup>2</sup>, Non FSI-12290.69 m<sup>2</sup>, total BUA- 50,246.17 m<sup>2</sup>. (Plan approval No-SRA/1494, dated-14.06.2024)

SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP submitted that, as their plot area is less than 0.4 Ha, mandatory RG is not applicable to their project as per provisions of UDCPR. Local planning authority to ensure the validity of the same.
2. This EC is restricted for Building A up to height 149.95 m only as per CFO NOC.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA after deliberation decided to grant EC for-FSI-37955.48 m<sup>2</sup>, Non FSI-12290.69 m<sup>2</sup>, total BUA- 50,246.17 m<sup>2</sup>. (Plan approval No-SRA/1494, dated-14.06.2024)

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.

  
Member Secretary



Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 35**

**Proposal No.:-** SIA/MH/INFRA2/471839/2024

**Type of Project: EC**

**Subject-** Environmental Clearance for Proposed Residential & Commercial Project "Vision 24 Degree" at S. No. 143/1, Wadmukhwadi, Taluka Haveli, Pune by M/s. Vision Creative Enterprise LLP.

**Project Details-**

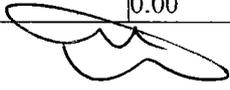
Representative of PP was present during the meeting along with environmental consultant M/s. J M Enviro Net Pvt Ltd.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 7,174.00 m<sup>2</sup>, FSI area of 35,981.84 m<sup>2</sup>, Non FSI area of 20,131.48 m<sup>2</sup> and total BUA of 56,113.32 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/471839/ 2024			
2.	Name of Project	Proposed Residential & Commercial Project "Vision 24 Degree" at S. No. 143/1, Wadmukhwadi, Taluka Haveli, Pune by M/s. Vision Creative Enterprise LLP.			
3.	Project category	Category 'B2', Activity 8(a)			
4.	Type of Institution	Private			
5.	Project Proponent	Name	Mr. Vipulkumar Bhavani		
		Regd. Office	Office No. 504 to 507, MSR Capital Bldg., Morwadi, Pimpri, Pune		
6.	Consultant	J M Enviro Net Pvt Ltd			
7.	Applied for	New EC			
8.	Details of previous EC	NA			
9.	Location of the project	S. No. 143/1, Wadmukhwadi, Taluka Haveli, Pune			
10.	Latitude and Longitude	Latitude – 18°38'59.00"N Longitude - 73°52'50.62"E			
11.	Total Plot Area (m <sup>2</sup> )	7174.00 sq. m			
12.	Deductions (m <sup>2</sup> )	845.47 sq. m			
13.	Net Plot area (m <sup>2</sup> )	6328.53 sq. m			
14.	Proposed FSI area (m <sup>2</sup> )	35981.84 sq. m			
15.	Proposed non-FSI area (m <sup>2</sup> )	20131.48 sq. m			
16.	Proposed TBUA (m <sup>2</sup> )	56113.32 sq. m			
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	56113.32 sq. m			
18.	Ground coverage (m <sup>2</sup> ) & %	--			
19.	Total Project Cost (Rs.)	Rs. 119.12 Cr.			
20.	CER as per MoEF & CC circular dated 01/05/2018	NA, per OM No. F.No.22-65/2017/IA.III dt. 30.09.2020 & OM 22-65/2017-IA-III dated 25.02. 2021			
21.	Details of Building Configuration:				
	Sr. no.	Building Name	Configuration	Height (m)	
	1	Wing A	2B+G+21 floors	66.60	
		Wing B	2B+G+21 floors	66.60	
2	Wing C	2B+G+21 floors	66.60		
22.	Total number of tenements	Residential: 345 flats, Commercial- Shops/Offices Population: Residential– 1725 Nos, Commercial - 235 nos			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	165.63	Fresh Water	165.63
		Flushing	82.33	Flushing	82.33
		Swimming Pool	0.00	Swimming Pool	0.00

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	Gardening	6.12	Gardening	0.00
	Total	254.08	Total	247.96
	Waste water generation	210.76	Waste water generation	210.76
24.	Water Storage Capacity for Firefighting / UGT (m3)	300 KLD		
25.	Source of water	PCMC		
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon: 13-16 m, Post Monsoon: 9-11 m	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	03 nos, Size: 2 m. X 2 m. X 2 m. with a dia of 160 mm and 60 m depth	
		Details of UGT tanks if any:	Domestic: 371 KLD , Fire: 300 KLD	
27.	Sewage and Wastewater	Sewage generation in CMD:	210.76 KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	240 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Total waste- 20 kg/d Dry waste- 10 kg/d Wet waste- 10 kg/d		To PCMC Ghantagadi
		Construction waste	Excavated material from construction activity	Top soil will be used for landscaping. Debris and excavated material will be reused within site & Excess handover to authorized vendor
29.	Solid Waste Management during Operation Phase	Type	Qty. (kg/d)	Treatment / disposal
		Dry waste:	380.25	Will be handed over to authorized agency.
		Wet waste:	541	Treatment – OWC machine will be proposed. Disposal – Used as a manure
		Hazardous waste:	NA	NA
		BMW	NA	NA
		E-Waste	6.05 kg/day	Will be handed over to authorized agency
		STP Sludge (dry)	21 kg/day	Will be used as a manure
30.	Green Belt Development	Total RG area (m2):	765.12 sq. mt.	
		Existing trees on plot:	--	
		Number of trees to be planted:	82 no.	
		Number of trees to be cut:	--	
		Number of trees to be transplanted:	--	
31.	Power requirement:	Source of power supply:	MSDCL	
		During Construction Phase (Demand Load):	75 kW	
		During Operation phase (Connected load):	2590 KW	
		During Operation phase (Demand load):	1190 KW	
		Transformer:	2 x 630 KVA	
		DG set:	250 KVA	
	Fuel used:	Diesel.		
32.	Details of Energy saving	Solar Energy -PV Panels & Hot water + Auto timer logic controller+ Electronic V3F drive for lifts-23.51,%		
33.	Environmental Mgt. plan budget during Construction phase	Type	Details	Cost
		Air	Dust suppression measures and barricading	Rs. 1,06,000 /-
		Land	Site Sanitation & Safety	Rs. 26,500/-
		Environment mgt.	Environmental Monitoring	Rs. 1,20,000/-
	Health & safety	Disinfection and Health Check-ups	Rs. 1,33,000 /-	
34.	Environmental Component	Details	Capital (Rs.)	O&M (Rs. /Y)

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

Management plan Budget during Operation phase	Sewage Treatment Plant	01 no of STP	Rs.51,00,000/-	Rs.8,70,000 /-	
	Solid Waste Management	01 no of OWC	Rs. 12,85,000 /-	Rs. 6,78,780 /-	
	Bio-medical waste	--	Rs. 1,00,000 /-		
	Rain Water Harvesting	RWH pits	Rs. 03,00,000 /-	Rs. 30,000 /-	
	Green Belt Development	Trees plantation	Rs. 8,14,759.00 /-	Rs. 1,20,000 /-	
	Energy saving measures		Rs. 79,77,000 /-	Rs. 3,98,000/-	
	Basement Ventilation		Rs. 60,00,000/-	Rs. 3,00,000/-	
	Environmental Monitoring			Rs. 2,80,000 /-	
35. Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
	4-Wheeler	287	287	12.5 sq. m as per rule	
	2-Wheeler	429	429	2 sq. m as per rule	
	Bicycles	-	-	--	
36.	Details of Courtcases / litigations w.r.t.the project and project location if any.				NA

**SEAC Deliberation –**

PP stated that, the application is for residential and commercial project located at S. No. 143/1, Wadmukhwadi, Taluka Haveli, Pune. PP proposes to build 3 buildings A, B and of configuration 2B+G+21 floors each with 66.6 m height.

PP informed that IOD Sanction Plan Received, Consent for the water from PCMC Received dated 04.03.2024, Consent for the drainage from PCMC is received dated 01.03.2024, Provisional Fire NOC for entire project Received dated 25.04.2024 and Garden NOC is Received on dated 25.06.2024. PP informed that Aviation NOC is not required and Site elevation certificate received dated 29.04.2024

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.

**During discussion following points emerged:**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. 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 submit details of mitigation measures for building portions wherever fire tender is unable to reach.
4. PP to submit DP /DP remarks in consonance with the recommendations of M/s PRIMO pertaining to nalla adjoining the plot.
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.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

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.

**Recommendations of SEAC-**

After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.

**Deliberation in SEIAA-**

PP was absent for the meeting, hence deferred.

**SEIAA Decision-**

Deferred.



*[Signature]*

Member Secretary

*[Signature]*

Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024**Item no. 36****Proposal No.:-** SIA/MH/INFRA2/471571/2024**Type of Project: EC****Subject-** Environmental Clearance for Proposed Resi. And Comm. development project at S. no. 89/1A/1 (Part), 89/1A/2 (Part), Tathawade, Pune by M/s. Vision Ventures & M/s. Goldstone Structures**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. J M Enviro-Net Pvt Ltd.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 6,047.11 m<sup>2</sup>, FSI area of 17,094.79 m<sup>2</sup>, Non FSI area of 16,739.87 m<sup>2</sup> and total BUA of 33,834.66 m<sup>2</sup>.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/471571/2024	
2.	Name of Project	Proposed Resi. And Comm. development project at S. no. 89/1A/1 (Part), 89/1A/2 (Part), Tathawade, Pune by M/s. Vision Ventures & M/s. Goldstone Structures	
3.	Project category	Category 'B2', Activity 8(a)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Chirag Gogia
		Regd. Office	9, Siddhivinayak, Near Golibar Maidan Chowk, M.G. Road, Pune.
6.	Consultant	J M Enviro-Net Pvt Ltd	
7.	Applied for	New EC	
8.	Details of previous EC	Before Subdivision Earlier EC was obtained for entire plot vide letter no. SEIAA-EC-0000000320 dated 01.06.2018	
9.	Location of the project	S. no. 89/1A/1 (Part), 89/1A/2 (Part), Tathawade, Pune	
10.	Latitude and Longitude	Latitude 18°36'34.93"N Longitude - 73°44'52.10"E	
11.	Total Plot Area (m <sup>2</sup> )	6047.11 sq. m.	
12.	Deductions (m <sup>2</sup> )	24.87 sq. m.	
13.	Net Plot area (m <sup>2</sup> )	6022.24 sq. m.	
14.	Proposed FSI area (m <sup>2</sup> )	17094.79 sq. m.	
15.	Proposed non-FSI area (m <sup>2</sup> )	16739.87 sq. m.	
16.	Proposed TBUA (m <sup>2</sup> )	33834.66 sq. m.	
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	33834.66 sq. m. as per IOD	
18.	Ground coverage (m <sup>2</sup> ) & %	--	
19.	Total Project Cost (Rs.)	Rs. 120 Cr.	
20.	CER as per MoEF & CC circular dated 01/05/2018	NA, per OM No. F.No.22-65/2017/IA.III dt. 30.09.2020 & OM 22-65/2017-IA-III dated 25.02. 2021	
21.	Details of Building Configuration:		
	Building	Configuration	Height
	Wing A (Commercial)	Basement 1 + Basement 2 + Ground fl. + 1 <sup>st</sup> floor + P1 to P6 + 12 floors	69.90 m
	Wing B (EWS-MHADA)	Basement Parking + Ground + 07 floor	23.99 m
	Row Houses 1 to 7	Basement + Ground + 2 floors	11.30 m
	Row Houses 8	Basement + Ground + 3 floors	14.90 m
	Row Houses 9,10,11	Basement + Ground + 2 floors	11.30 m
	Bungalow B1	Basement + Ground + 3 floors	14.90 m
	Club house	Ground floor	4.10 m



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

22.	Total number of tenements	Residential flats in Wing B (MHADA): 16 nos. Row Houses: 11 nos', Bunglow 01 no. Commercial bldg. – Shops & Offices Population: Residential: 140 persons, Commercial: 1795 persons			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	57.48	Fresh Water	57.48
		Recycled- Gardening	4.82	Recycled- Gardening	0
		Swimming Pool	0	Swimming Pool	0
		Flushing	42.20	Flushing	42.20
		Total	104.50	Total	99.68
	Waste water generation	89.71	Waste water generation	89.71	
24.	Water Storage Capacity for Firefighting / UGT (m3)	200 KLD			
25.	Source of water	PCMC			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		10 - 11 m BGL in Pre monsoon 7 - 9 m in post monsoon	
		Size and no of RWH tank(s) and Quantity:		NA	
		Quantity and size of recharge pits:		03 no's, Size: 2.00 m. X 2.00 m. X 2.00 m. with 6" Dia. 60 m deep bore well, Depth – 60 Mt.	
		Details of UGT tanks if any:		Domestic: 114.95 KLD, Fire: 200 KLD	
27.	Sewage and Wastewater	Sewage generation in CMD:		89.71 KLD	
		STP technology:		MBBR	
		Capacity of STP (CMD):		80 KLD & 18 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Total waste- 20 kg/d Dry waste- 10 kg/d, Wet waste- 10 kg/d		To PCMC Ghantagadi	
		Construction waste	Excavated material from construction activity	Top soil will be used for landscaping. Debris and excavated material will be reused within site and excess will be sent for reuse.	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	297 kg/day	Will be handed over to authorized agency	
		Wet waste:	222 kg/day	Treatment – OWC machine Disposal – Used as a manure	
		Hazardous waste:	NA	NA	
		BMW	NA	NA	
		E-Waste	7.76 kg/day	Will be handed over to authorized agency	
STP Sludge (dry)	8.07 kg/day	Will be used as a manure			
30.	Green Belt Development	Total RG area (m2):	Total RG area required & provided: 602.22 sq. m. - Open space 1: 301.11 sq. m., Open space 2: 301.11 sq. m.		
		Existing trees on plot:	0		
		Number of trees to be planted:	75 nos'		
		Number of trees to be cut:	0		
		Number of trees to be transplanted:	0		
31.	Power requirement:	Source of power supply:	MSDCL		
		During Construction Phase (Demand Load):	50 KVA		
		During Operation phase (Connected load):	2845.14 KW		
		During Operation phase (Demand load):	1829.42 KW		
		Transformer:	4 x 630 KVA		
		DG set:	2 x 1010 KVA, 1 x 30 KVA		
Fuel used:	HSD				



Member Secretary



Chairman

32.	Details of Energy saving			Solar PV: 5 %	
33.	Environmental Mgt. plan budget during Construction phase	Type	Details		Cost
		Air	Dust suppression measures and barricading		Rs. 1,06,000 /-
		Land	Site Sanitation & Safety		Rs. 26,500/-
		Environment mgt.	Environmental Monitoring		Rs. 1,20,000/-
		Health & safety	Disinfection and Health Check-ups		Rs. 1,33,000 /-
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Sewage treatment	2 STP	Rs. 41,90,850/-	Rs. 19,20,163 /-
		RWH	03 pits	Rs. 3,60,000 /-	Rs. 25,000 /-
		Bio-medical waste	--	Rs. 1,00,000 /-	--
		Solid Waste	1 OWC	Rs. 12,75,000 /-	Rs. 2,63,586 /-
		Green belt development	Native species	Rs. 14,82,762 /-	Rs. 1,77,936 /-
		Energy saving	Solar PV+ Hot water	Rs. 65,82,995 /-	Rs. 3,29,149/-
		Envt. Monitoring	--	--	Rs. 2,80,000 /-
		Basement Ventilation	--	Rs. 11,50,000 /-	Rs. 57,500 /-
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
		4-Wheeler	213	221	12.5 sq. m as per rule
		2-Wheeler	684	684	2 sq. m as per rule
		Bicycles	--	--	--
36.	Details of Courtcases / litigations w.r.t. the project and project location if any.				No

### SEAC Deliberation –

PP stated that, the application is for residential and commercial project located at S. no. 89/1A/1 (Part), 89/1A/2 (Part), Tathawade, Pune.

The PP holds previous EC vide letter no. SEIAA-EC-0000000320 dated 01.06.2018 for entire plot having plot area of 28200 sq. m. PP informed that by the time of EC granted, the subdivision of plot has been approved by PCMC vide sanction no. BP/Tathawade/27/2018 dated 02.06.2018 and subsequently plot was subdivided in three parts.

PP has now submitted the application for EC for one of the sub-divided plot in fresh category under the ownership of M/s. Vision Ventures and M/s. Goldstone structure for total plot area of 6047.11 sq. m.

The Committee noted that the previous EC is not yet surrendered or amended to take effects of subdivision hence the current application cannot be considered for appraisal.

### Recommendations of SEAC-

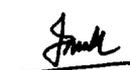
After deliberation, Committee decided to reject the proposal for grant of Environmental Clearance to SEIAA.

### Deliberation in SEIAA-

SEAC in its meeting referred the proposal for rejection, SEIAA decided to reject the proposal.

### SEIAA Decision-

SEIAA decided to reject the proposal.



Member Secretary



Chairman  
Page 104 of 112

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

**Item no. 37**

**Proposal No.:-** SIA/MH/INFRA2/483755/2024

**Type of Project:** EC

**Subject-** Environmental Clearance for Amendment and Expansion of Proposed Residential cum commercial project with SRA scheme at plot bearing CTS No. 410 C/1(pt) & 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra by Gajaanan Property Developers Private Limited.

**Project Details-**

PP submitted the application for environmental clearance to their expansion in earlier EC of residential cum commercial project. PP submitted their proposal under category 8(b) B1 of the schedule attached to the EIA Notification, 2006 as amended from time to time.

The project proposal was discussed on the basis of the guidelines provided by the SEIAA, presentation made, conceptual plan and documents submitted by the project proponent along with their environmental consultant M/s. Enviro Policy Research India Pvt. Ltd. All issues related to environment including air, water, land, soil, ecology, biodiversity social aspects etc. were discussed. Consolidated Statements, Form- 1,1A, presentation & conceptual plans submitted are taken on the record.

**SEAC Deliberation –**

During deliberations, PP informed that, the proposed site is under jurisdiction of MCGM and SRA is a planning authority. The proposed project is under regulation 33(10) of DCPR 20234. The project had obtained earlier Environmental Clearance (EC) vide No. EC23B039MH117201 dated 09.01.2023. The proposal was earlier considered in the 182<sup>nd</sup> meeting of SEAC-2 wherein it is mentioned that, at that time PP initiated construction on site and construction of Rehab Building 1 & 2 was completed up to 8th floors and as per circular dated 21.04.2015 of Environment Department, the construction carried out was less than 20,000 sq.mt. of rehab building and may not be considered as violation of EIA Notification, 2006. Hence SEAC-2 appraised the proposal and recommended for the grant of EC to the SEIAA. Thereafter the SEIAA considered the proposal in their meeting and decided to grant the EC. PP further informed that, they have obtained certified compliance of their earlier EC from the Regional Office of MoEF&CC, Nagpur addressed to the Member Secretary, SEIAA vide letter dated 10.04.2024 where in it was mentioned that; “PP has commenced construction of Rehab building without obtaining EC which is a violation. It is therefore requested that necessary action as per Environment (Protection) Act, 1986 for EC violation may be taken...” The inspection report Part-4 also mentions due to increased FSI in revised LOI vertical expansion of Rehab 3 and Sale 2 and modification in number of floors in Rehab 4 A, B Wing has been proposed hence applied for amended EC. PP further submitted that; the earlier EC was granted for FSI area of 1,93,604.91 sq.mt., non-FSI area of 1,32,951.88 sq.mt. Total BUA of 3,26,556.79 sq.mt. as per plan approved on 20.12.2021. PP confirmed that; as on date total construction of 68,109.23 sq.mt. is completed on site as per EC granted. PP submitted that; they have obtained ToR vide No. 21-150/2024-IA.III dated 16.03.2024 from EAC MoEF&CC. The baseline data was collected from November 2023 to January 2024. Now, PP submitted



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

EIA/EMP report for appraisal. The proposed vertical expansion is for, · Rehab Building 3 – Wing A by 4 floors, Wing B by 7 floors, Wing C by 5 floors. · Rehab Building 4 – Wing A by 4 floors, Change in planning in Wing B and C · Sale Building 2 – Increase in one commercial floor and 2 upper floors · 3 Parking towers – Parking level increases by 4 levels. · Rehab 3 – Wing D decreases by 7 floors. The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below-

Description	As per Previous EC EC23B039MH117201 date d 9.1.2023	After Proposed Expansion	Remark
Plot Area (m <sup>2</sup> )	38,900.94	38,990.94	The plot area is 38,990.94 Sq.m as per the Plan approval.
Total FSI Area (m <sup>2</sup> )	1,93,604.91	2,05,452.54	Increased by 11,847.63
Non FSI Area (Sq. m)	1,32,951.88	1,39,119.48	Increased by 6,167.6
Total Construction Area (Sq.m)	3,26,556.79	3,44,572.02	Increased by 18,015.23 Sq.m
Project Cost	Rs. 1470 Cr	Rs. 1502 Cr	Total project cost is Rs. 1502 Cr, out of which expansion cost works out to be 32 Cr.
Population	31,801 nos	25,305 nos	Decreased by 6,496 nos
Parking details	4W – 2306 nos 2W – 696 nos	4W – 2944 nos 2W – 660 nos	4W increased by 638 nos 2W decreased by 36 nos
RG area	RG provided: 5427.00 m <sup>2</sup>	RG provided: 6167.15 m <sup>2</sup>	Provided as per norms
Total water requirement	2332 KLD	2285 KLD	Decreased by 47 KLD
Total sewage generation	2180 KLD	1958 KLD	Decreased by 222 KLD



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

STP Capacity	9 STPs of total capacity 2250 KLD with MBBR technology	9 STPs of total capacity 2,385 KLD with MBBR technology	Increased by 135 KLD
Total quantity of waste (wet + Dry)	9016 Kg/Day	8848 Kg/Day	Decreased by 168 Kg/Day
Treatment technology	Mechanical Composting	OWC	-

PP informed that total plot area will remain same in the proposed project as 38,990.94 sq.mt. The FSI area will increase 1,93,604.91 sq.mt to 2,05,452.54 sq.mt, non-FSI area will increase from 1,32,951.88 sq.mt. to 1,39,119.48 sq.mt. The total construction area will increase from 3,26,556.79 sq.mt. to 3,44,572.54 sq.mt. Total population will be decreased from 31,801 nos. to 25,305 nos. Total water recruitment will decrease from 2332 KLD to 2285 KLD, the sewage generation will also be reduced from 2180 KLD to 1958 KLD. The STP capacity will increase from 2250 KLD to 2385 KLD. PP further informed that, total water requirement for the project will be 2285 KLD which will be supplied by MCGM. PP proposes to provide 40% open to sky STP in the proposed project. The total sewage generation will be 1958 KLD; total treated sewage water generation will be 1938.10 KLD of which 806 KLD will be used for flushing and 40 KLD treated sewage will be used for gardening and 211 KLD will be used for AC make up within the plot. 89 KLD will be used for other construction site on plot bearing No. 526 (pt) & 531 (pt) of TPS Borivali No. III Laxman Bhadari Marg, Chikuwadi, Borivali (West) and 792.30 KLD will be discharged to the municipal sewer. PP also informed that, there will be marginal changes in the quantities during monsoon and non-monsoon seasons. PP submitted that, the solid waste generated from each building will be collected and segregated for bio degradable and non-biodegradable waste. The bio degradable waste will be process in OWC and non – biodegradable waste will be handed over to the local body.

PP informed that; the required RG area is 2889.36 sq.mt. whereas PP proposes to provide RG area of 2921.80 sq.mt on mother earth and 3245.35 sq.mt. RG area on Mall. Total RG area will be 6167.15 sq.mt. PP proposes to plant 721 nos. of trees on site including 177 nos. of trees in Miyawaki plantation.

PP further confirmed that, they will achieve 5% energy saving of the maximum load by using renewable energy. PP proposes to provide 25% EV charging station of their total parking numbers of two and four wheeler vehicles. PP proposes to provide rain water harvesting storage tank of capacity 40 cum capacity for REHAB-1 and 2, 80 cum capacity tank for REHAB 3, 62 cum capacity tank for REHAB 4, 34 cum capacity tank for TRHAB 5, 42 cum capacity tank for REHAB 6, 28 cum capacity tank for SALE 1A, 396 cum capacity tank for MALL, 38 cum capacity tank for SALE 1B, 4 cum capacity tank for REHAB 7. PP prepared disaster management plan.



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

PP further informed that; they have obtained building plan approval on 1501.2024, CFO approvals for Rehab Building 1 on 21.10.2020 (35.40 mtrs), Rehab Building 2 on 21.03.2022 (35.40 mtrs), Rehab Building 3 on 24.04.2024 (Wing A – 59.10 mtrs, Wing B 65.10 mtrs, Wing C 62.10 mtrs., Wing D 58.80 mtrs), Rehab Building 4 on 16.06.2022 (Wing A 117.6 mtrs, Wing B 117.6 mtrs, Wing C 39.30 mtrs)), Composite Building 5 on 23.01.2023 (29.7 mtrs), Sale Building 1 on 31.12.2022 (119.28 mtrs), Sale Building 2 on 24.07.2024 (119.70 mtrs), Sale Building 3 (Mall) on 15.09.2022 (63.35 mtrs), Composite Sale Building 7 on 20.01.2022 (27.60 mtrs); Hydraulic Department remarks obtained on 11.07.2024; Sewer Line remarks for Rehab Building 1 & 2 on 19.01.2024, Rehab 3 on 24.10.2018, Composite Sale Building 7 on 01.07.2024, Rehab Building 4 on 26.07.2024, Sale Building 2 on 26.07.2024, Sale Building 3 (Mall) on 26.07.2024; Storm Water drain remarks on 10.03.2023; SWM NOC for Rehab Building 3 on 22.04.2023, Rehab Building 4 on 17.06.2022, Sale Building 1A on 23.09.2020, Sale Building 2 on 06.03.2023, College Building 5 on 29.01.2024; Tree NOC on 22.07.2021; Civil Aviation NOC on 22.07.2021 for height of 132.80 mtrs.; HRC NOC for Building 4 on 19.07.2024 and Sale Building 2 on 22.07.2024.

Representative of PP was present during the meeting along with their Environmental Consultant. The brief information of the project as submitted by the PP is as below,

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/483755/2024	
2	Name of Project	Proposed Residential cum commercial project with SRA scheme is located at plot bearing CTS.No. 410 C/1(pt) & 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra	
3	Project category	8(b) BI – Township and area development project	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Gajaanan Property Developers Private Limited.
		Regd. Office address	201, 2nd Floor, Nivan, SV Rd, opp. Podar High School, Khar West, Mumbai, Maharashtra 400052
		Contact number	75066 93091
		e-mail	pooja.shirke@paradigmrealty.co.in
6	Consultant	<b>Enviro Policy Research India Pvt. Ltd.</b> Certificate No – NABET/EIA/2023/SA02024	
7	Applied for	Expansion	
8	Location of the project	Plot bearing CTS No. 410 C/1(pt) & 446 C/2 (Pt) at Relief Road, Oshiwara, Andheri, Mumbai, Maharashtra	
9	Latitude and Longitude	19°8'53.94"N 72°50'28.47"E	
10	Plot Area (sq.m.)	38,990.94	
11	Deductions (sq.m.)	2,873.92	
12	Net Plot area (sq.m.)	36,117.02	
13	Ground coverage (m <sup>2</sup> ) & %	52.4%	
14	FSI Area (sq.m.)	2,05,452.54	
15	Non-FSI (sq.m.)	1,39,119.48	



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

16	Proposed built-up area (FSI + Non FSI) (sq.m.)		3,44,572.02				
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date		Amended Layout Plan – File No – KW/MHADA/0052/20060512/Lay dated 15.1.2024 FSI Area- 2,05,452.54 Sq.m				
18	Earlier EC details with Total Construction area, if any.		Unique identification no EC23B039MH117201 dated 9.1.2023 Total construction area - 3,44,572.02 Sq.m				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		68,109.23 sq.m				
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	Rehab Building 1 & 2	Ground + 8th Floor	35.40	Rehab Building 1 & 2	Ground + 8th Floor	35.40	No Change OC obtained
	Rehab Building 3 (Wing A, B and C)	Ground + 10 + 11th (pt) floor	47.10	Rehab Building 3 (Wing A, B and C)	Wing A – Gr + 15th Floor	59.10	Wing A – Increased by 4 Floors
				Rehab Building 3 (Wing A, B and C)	Wing B – Gr + 18th Floor	68.10	Wing B – Increased by 7 Floors
				Rehab Building 3 (Wing A, B and C)	Wing C – Gr + 16th Floor	62.10	Wing C – Increased by 5 Floors
	Rehab Building 3 (Wing D)	Ground + 9th floor	39.30	Rehab Building 3 (Wing D)	Ground + 2nd Floor	12.00	Decreased by 7 Floors
	PAP/Rehab Building No 4 (Wing A)	Ground + 1st to 38th Floor	119	PAP/Rehab Building No 4 (Wing A)	Ground + 42nd Floor	126.15	Increased by 4 Floors
	PAP/Rehab Building No 4 (Wing B)	Ground + 8th Floor + 9th (part) floor	39.30	PAP/Rehab Building No 4 (Wing B)	Ground + 42nd Floor	126.15	Change in planning
				PAP/Rehab Building No 4 (Wing C)	Ground + 11th Floor	47.10	Change in planning
	Composite Building 5 (Rehab Wing)	Ground + 1st to 12th Floor	31.50	--	--	--	Not in current proposal
	Composite Building 5 (College Wing)	Ground + 1st to 7th floor	31.50	Composite Building 5 (College Wing)	St + 1st to 7th Floor	29.7	Height decreased by 1.8 m Stilt converted to Ground Floor
	PAP Building No 6	Stilt + 38th Floor	119	PAP Building No 6	Stilt + 38th Floor	119	No Change
	Sale Building: 1A	B + G + 2P + 3rd E-Deck + 4th to 38th Floor	119.28	Sale Building: 1A	B + G + 2P + 3rd E-Deck + 4th to 38th Floor	119.28	No Change
Sale Building 2	LG + G + E-Deck + 2nd to 38th Floor	119.30	Sale Building 2	LG + G + 1st + Comm + E Deck + 1st to 40th Floors	125.34	1 Commercial floor added and upper floors increased by 2 nos.	
Mall (Sale Building 3)	2B + LG + G + 6th Floor	31.90	Mall (Sale Building 3)	2B + LG + G + 6th Floor	31.90	No Change	
Composite Sale Building 7	Ground + 7th Floor	27.60	Composite Sale Building 7	Ground + 7th Floor	27.60	No Change	

  
Member Secretary

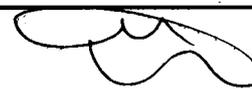
  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

	3 nos of Parking Towers	26 Parking Levels	60.83	3 nos of Parking Towers	30 Parking Levels	64.19	No of towers remain same, only levels has been increased to accommodate additional parking.
21	No. of Tenements & Shops			Sale Flats – 1175 nos PAP Flats – 1952 nos (Total Flats - 3127 nos) Sale Shops – 244 nos Rehab Shops – 870 nos (Total Shops – 1114 nos) Balwadi – 10 nos Welfare centre – 11 nos Anganwadi – 11 nos Fitness centre – 01 nos Society office – 27 nos College area – 6275.89 Sq.m Mall commercial area – 47,037.38 Sq.m Theatre – 9,654.80 Sq.m (3446 seats) Office – 1 no (area: 91.21 Sq.m)			
22	Total Population			25305 nos			
23	Total Water Requirements CMD			2285 KLD			
24	Under Ground Tank (UGT) location			Below Ground and Basement			
25	Source of water			MCGM			
26	STP Capacity & Technology			9STPs - 45 KLD (Rehab Bldg 1 and 2), 175 KLD (Rehab Bldg 3), 550 KLD (Rehab Bldg 4 Wing A and B), 30 KLD (Rehab Bldg (Wing C), 45 KLD (College Bldg 5), 280 KLD (PAP Building no 6), 290 KLD (Sale building 1), 475 KLD (Sale Building 2) and 495 KLD (Sale Building 3 – Mall)			
27	STP Location			Below Ground, Lower Ground and Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage - 1958 KLD Excess treated water – 792.3 KLD (34.7%)			
29	Solid Waste Management during Construction Phase			<b>type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
				Dry waste	72 Kg/Day	Handover to authorized recyclers	
				Wet waste	48 Kg/Day	OWC	
				Construction waste	-	-	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
				Dry waste	5309 Kg/Day	Handover to authorized recyclers	
				Wet waste	3539 Kg/Day	OWC	
				E-Waste	-	-	
				STP Sludge (dry)	19.6 Kg/Day	Shall be used as Manure	
31	R.G. Area in sq.m.			RG required – 2889.36 Sq.m			
				RG provided on Mother Earth – 2921.80 Sq.m			
				RG area proposed- RG on Mall – 3245.35 Sq.m			



Member Secretary



Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

		Total RG proposed – 6167.15 Sq.m						
		Total No of trees on plot: 5 nos No of trees to be cut: 00 nos No. of trees to be transplant: 4 nos No. of trees to be retain: 1 nos						
		Total no of trees to be proposed: 721 nos Miyawaki plantation: 177 nos Normal Plantation: 544 nos						
32	Power requirement	During Operation Phase: <table border="1"> <tr> <td>Details</td> <td></td> </tr> <tr> <td>Connected load (kW)</td> <td>28.02 MW</td> </tr> <tr> <td>Demand load (kW)</td> <td>18.05 MW</td> </tr> </table>	Details		Connected load (kW)	28.02 MW	Demand load (kW)	18.05 MW
Details								
Connected load (kW)	28.02 MW							
Demand load (kW)	18.05 MW							
33	Energy Efficiency	a) Overall energy savings (%): 20% b) Solar energy (%): 5.8 %						
34	D.G. set capacity	NA						
35	No. of 4-W & 2-W Parking with 25% EV	4 wheeler parking proposed: 2994 nos 2-wheeler parking proposed: 660 nos						
36	No. & capacity of Rain water harvesting tanks /Pits	9 nos of Tanks – 40 cum, 80 cum, 62 cum, 34 cum, 42 cum, 5 cum, 28 cum, 38 cum and 400 cum (Total – 729 cum)						
37	Project Cost in (Cr.)	Total project cost is Rs. 1502 Cr, out of which expansion cost works out to be 32 Cr.						
38	EMP Cost	Construction Phase – 72.2 Lakhs Operation Phase – 1,101.5 lakhs (89.7 Lakhs – O/M)						
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not applicable (as per MoEF&CC OM F. NO. 22-65/2017-IA.III dt. 30.09.2020)						
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA						

During deliberations following points emerged-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP to submit an indemnity bond indemnifying SEAC-2 and SEIAA for not violating any recruitment of earlier EC, submitting correct information during the meeting and also for providing required RG area as per prevailing rules and Hon'ble Supreme Court Orders. If any variance is observed PP will be solely responsible.
3. PP to obtain following NOCs (a) HRC NOC, (b) Sewerage Remarks. The concern planning authority shall not issue occupation certificate unless PP obtained all necessary NOCs from the competent authority.
4. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.

  
Member Secretary

  
Chairman

Minutes of 282<sup>nd</sup> (Part C) meeting of SEIAA held on 12<sup>th</sup> September, 2024

5. PP to ensure that, the mall building shall be maintained as plastic free.
6. PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
7. PP to use treated sewage water of other occupied societies in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.
8. PP to complete tree plantation within the site during construction phase.
9. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations.
10. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time

**Recommendations of SEAC-**

In view of above discussion, SEAC-2 decided to recommended the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points.

**Deliberation in SEIAA-**

PP was absent for the meeting, hence deferred.

**SEIAA Decision-**

Deferred.

  
Member Secretary





Chairman

<b>TOTAL BUILTUP AREA CALCULATION AS PER CONSTRUCTED AREA AS PER SANCTION PLAN DATED 28/02/2024</b>			
<b>DISCRIPTION</b>	<b>FSI AREA</b>		
	<b>COMMERCIAL</b>	<b>RESIDENTIAL</b>	<b>TOTAL</b>
STILT/PARKING FL.	-	93.64	93.64
1ST FLOOR	1001.24	115.05	1116.29
2ND FLOOR	861.01	255.28	1116.29
3RD FLOOR	-	1116.29	1116.29
4TH FLOOR	-	1116.29	1116.29
5TH FLOOR	-	1116.29	1116.29
6TH FLOOR	-	1116.29	1116.29
7TH FLOOR	-	1046.87	1046.87
8TH FLOOR	-	1116.29	1116.29
9TH FLOOR	-	1116.29	1116.29
10TH FLOOR	-	1116.29	1116.29
11TH FLOOR	-	1116.29	1116.29
12TH FLOOR	-	1046.87	1046.87
13TH FLOOR	-	1116.29	1116.29
14TH FLOOR	-	1116.29	1116.29
15TH FLOOR	-	1116.29	1116.29
16TH FLOOR	-	1116.29	1116.29
17TH FLOOR	-	1046.87	1046.87
18TH FLOOR	-	1116.29	1116.29
19TH FLOOR	-	1116.29	1116.29
20TH FLOOR	-	1116.29	1116.29
21TH FLOOR	-	1116.29	1116.29
TOP TERRACE	-	-	-
<b>TOTAL FSI AREA</b>	1862.25	21465.22	23327.47
		<b>23327.47</b>	
<b>DESCRIPTION</b>	<b>NON FSI AREA</b>		
REFUGE AREA	162.45		
PARKING	1116.29		
LIFT	15.58		
TRANSFORMER & DG	30.77		
UGWT	80		
OHWT	37.4		
STP & OWC	74.23		
ARCH. PROJECTION	500		
<b>TOTAL NON FSI AREA</b>	<b>2016.72</b>		
<b>TOTAL BUILT-UP AREA (FSI AREA + NON FSI AREA)</b>	<b>23327.47 +1516.72 =25,344.19 SQ.MTR</b>		

निदेशिका

# पुणे महानगर प्रदेश विकास प्राधिकरण पुणे

Pune Metropolitan Region Development Authority, Pune  
 ३रा मजला, नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, पिंपरी-चिंचवड, पुणे ४११०४४  
 3<sup>rd</sup> floor, New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune - 411044  
 Phone no. 020-25933333 / 44 / 56 Email: comm.@pmrda.gov.in



जा.क्र.: वीएमयु/मौ. माण/ग.नं.२८२/२/ ३८९९

दि.१८/०८/२०२५

प्रति,

शा.श्रे.१ तथा उपसचिव,

पर्यावरण व वातावरणीय बदल विभाग,

पत्ता :- १५ वा मजला, नवीन प्रशासकीय इमारत,

मादाम कामा मार्ग, हुतात्मा राजगुरु चौक, मुंबई - ४०००३२

**विषय:-** गाव मौजे माण, ता. मुळशी, जि. पुणे येथील स. नं. २८२/२ या मिळकती मधील 'वेलवर्थ पूर्णम' या बांधकाम प्रकल्पाचे विकसक मे. ग्रो इंडिया रियल कॉन एलएलपी यांनी पर्यावरणीय मंजूरी (EC) न घेता चालू केलेल्या बांधकाम प्रकल्पाच्या बांधकामावर पर्यावरण संरक्षण कायदा १९८६ व केंद्रीय पर्यावरण व वन मंत्रालयाच्या दिनांक १४ सप्टेंबर २००६ च्या अधिसूचने प्रमाणे कायदेशीर कारवाई करावी तसेच सदर बांधकाम प्रकल्पास बेकायदेशीरपणे कन्सेंट टू इस्टॅब्लिश (CTE) देणाऱ्या महाराष्ट्र प्रदूषण नियंत्रण मंडळाच्या दोषी प्रशासकीय अधिकाऱ्यांवर कायदेशीर कारवाई करणेबाबत.

- संदर्भ :-**
- १) शासनाचा दि.३०/०६/२०२५ व दि.२१/०७/२०२५ रोजीचा पर्यावरण व वातावरणीय बदल विभाग यांचेकडील शा.श्रे.१ तथा उपसचिव यांचा प्राप्त ई-मेल.
  - २) अर्जदार श्री. कल्पेश यादव यांचा दि. २१/०४/२०२५ रोजीचा अर्ज तक्रार. (या कार्यालयास प्राप्त दि. १५/०५/२०२५)
  - ३) या कार्यालयाकडील जा.क्र.२६८९, दि.२६/०६/२०२५ रोजीचा आदेश.

विषयांकित प्रकरणी उपरोक्त संदर्भिय पत्र क्र. १ अन्वये मौजे माण, ता. मुळशी, जि. पुणे येथील स. नं. २८२/२ या मिळकती मधील 'वेलवर्थ पूर्णम' विकसक मे. ग्रो इंडिया रियल कॉन एलएलपी तर्फे. भागीदार श्री. विनीत गोयल यांचेमार्फत पर्यावरण मंजूरी दाखला (Environmental clearance) न घेता बांधकाम केल्याबाबतचा अहवाल आपल्या विभागाने अपेक्षिलेला आहे. त्या अनुषंगानेचा अहवाल खालीलप्रमाणे आहे.

सदर प्रकरणामध्ये संदर्भिय पत्र क्र. २ अन्वये श्री. कल्पेश यादव यांचा तक्रार अर्ज या कार्यालयास प्राप्त झाला होता. त्यानुषंगाने जागेवर स्थळ पाहणी केली असता, जागेवर २१ मजल्यापर्यंतचे (२६४६०.४८ चौ.मी.) बांधकाम पूर्ण झालेले आहे, असे दिसून येते. यासंदर्भात कार्यालयाने दि.०६/०६/२०२५ रोजी विकसक व तक्रारदार यांची प्रत्यक्ष सुनावणी घेवून संदर्भिय



**Pune Metropolitan Region Development Authority, Pune**

3rd floor, New Administrative Building, Near Akurdi Railway Station, Akurdi,  
Pune 411044

Phone no. 020-25933333/44/56 Email: comm.@pmrda.gov.in

O/W No. BMU/Mou. Man/ G. No. 282/2/3819

Date: 18/08/2025

To,

Government Grade–I and Deputy Secretary,  
Department of Environment and Climate Change,  
Address: 15th Floor, New Administrative Building,  
Madame Cama Road, Hutatma Rajguru Chowk, Mumbai – 400032.

Subject:- Regarding initiation of legal action under the provisions of the Environment (Protection) Act, 1986 and in accordance with the Notification of the Ministry of Environment and Forests, Government of India, dated 14th September 2006, against the construction activities commenced without obtaining Environmental Clearance (EC) by M/s. Grow India Realcon LLP, the developer of the project titled “Welworth Poornam,” situated on Survey No. 282/2, Village Mouje Man, Tal. Mulshi, Dist. Pune; and further regarding initiation of legal proceedings against the responsible administrative officers of the Maharashtra Pollution Control Board, who have illegally granted the Consent to Establish (CTE) to the said construction project.

Reference :- 1) E-mail received from Government Grade–I and Deputy Secretary, Department of Environment and Climate Change, Government of Maharashtra, dated 30/06/2025 and 21/07/2025.

2) Application/Complaint dated 21/04/2025 submitted by the Applicant, Mr. Kalpesh Yadav (received in this office on 15/05/2025).

3) Outward No. 2681 Order dated 26/06/2025 issued by this office.

In the subject matter, as per Reference Letter No. 1 mentioned above, a report was sought by your Department regarding the construction carried out without obtaining Environmental Clearance (EC) by M/s. Grow India Realcon LLP, developer of the project "Welworth Poornam," through its partner Mr. Vineet Goyal, on the property bearing Survey No. 282/2, situated at Village Mouje Man, Tal. Mulshi, Dist. Pune. Accordingly, the report in this regard is as follows.

In the said matter, as per Reference Letter No. 2, the complaint application of Mr. Kalpesh Yadav was received in this office. Accordingly, upon conducting a site inspection, it was observed that construction up to the 21st floor (admeasuring 26,460.48 sq. m.) had been completed on the site. In this regard, this office, after granting a personal hearing to the Developer and the Complainant on 06/06/2025, passed an order under Reference Letter No. 3, cancelling the permission granted earlier on 28/02/2024. A copy of the said order is hereby enclosed.

Sd/-

(Dr. Yogesh Mhase)

Hon. Metropolitan Commissioner,

Pune Metropolitan Region Development Authority, Pune



VAT

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION**

WRIT PETITION (L) No.655 OF 2014

Glomore Constructions and Ors. ...Petitioners

Vs.

The Union of India and Ors. ...Respondents

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Mr.Virag Tulzapurkar, Senior Counsel with Mr. Rafi Patni with Ms.  
Anjali S. Mohan i/b. Wadia Ghandy & Co. for Petitioners

None for Respondents

\*\*\*\*\*

**CORAM : V. M. KANADE &  
A.K. MENON, JJ.**

**DATE : MARCH 24, 2014**

P.C.

1. Heard the learned counsel appearing on behalf of the Petitioners. None appears on behalf of the Respondents, though they were served. Two affidavit of services are taken on record.

2. The grievance of the Petitioners is that though the Petitioners propose to construct the buildings, which are less than 20000 sq.mtrs. and though this Court, in number of cases, has held that for construction of buildings, which are below 20000 sq.mtrs., environmental clearance is not required, even then, Respondents State have issued a stop work notice, directing the Petitioners to stop the construction work of the buildings which are in project and are admittedly below 20000 sq.mtrs. It is submitted that the

Petitioners have given an undertaking that they shall not carry out construction work of the buildings beyond 20000 sq.mtrs. It is submitted that in view of this, the impugned notice which has been issued by Respondent No.3 may be stayed.

3. This Court in several petitions, has already held that environmental clearance for the purpose of construction of buildings below 20000 sq. mtrs. is not required and the said orders have not been challenged by the Government in the Apex Court. A Notification, accordingly, has been issued by the State Government recently, taking into consideration, the law laid down by this Court. In spite of that, the impugned notice has been issued by Respondent No. 2. Prima facie, therefore, case is made out for grant of ad-interim relief.

4. Ad-interim relief is granted in terms of prayer clauses (j) and (k). Undertaking given by the Petitioners in Ground (M) is accepted. The Petitioners, however, shall file a further undertaking that they shall not carry out any construction beyond 20000 sq.mtrs., within one week. It is clarified that the Petitioners may be permitted to carry out construction of the free sell component of the buildings in the said project.

5. Issue notice to Respondent Nos.1 to 7, returnable on 28.4.2014. Humdust permitted.

**[A.K. MENON, J.]**

**[V. M. KANADE, J.]**