BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE
INTERLOCUTORY APPLICATION NO. 197 OF 2024
IN
APPEAL NO. 134 OF 2024

In the matter of:

Tanaji Balasaheb Gambhire ... Appellant

Versus

Union of India & Ors. ... Respondents

INDEX

Sr. No	Exhibit	Particulars	Pg. No.
1.		Affidavit in Reply on behalf of Respondent No. 9 (Raojee Constructions) to IA No. 197 of 2024.	**962 – 975**
2.	**A**	Copy of the grant for ToR Application dated 31st January 2023.	**976 – 993**
3.	**B**	Copy of the 167th minutes of the meeting of SEAC-III dated 21st March 2023.	**994 – 1004**
4.	**C**	Copy of the 260th minutes of meeting dated 2nd May 2023 granting the ToR.	**1005 – 1015**
5.	**D**	Copy of the ToR along with screen shot of the ToR proposal flow.	**1016 – 1028**
6.	**E**	Copy of the OM dated 2nd August 2023.	**1029 – 1031**
7.	**F**	Copy of the EC Application dated 10th August 2023.	**1032 – 1038**
8.	**G**	Copy of 182nd minutes of meeting of SEAC-III dated 11th October 2023.	**1039 – 1055**
9.	**H**	Copy of the 272nd minutes of the meeting of SEIAA dated 28th December 2023.	**1056 – 1072**
10.	**I**	Copy of the letter dated 9th January 2024 of the State Government.	**1073**
11.	**J**	Copy of the impugned EC letter dated 24th January 2024.	**1074 – 1077**
12.	**K**	Copy of the impugned EC letter dated 9th February 2024.	**1078 – 1087**
		Last Page	**1087**

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE

INTERLOCUTORY APPLICATION NO. 197 OF 2024

IN

APPEAL NO. 134 OF 2024

In the matter of:

Tanaji Balasaheb Gambhire ... Appellant

Versus

Union of India & Ors. ... Respondents

AFFIDAVIT IN REPLY ON BEHALF OF RESPONDENT NO. 9 TO THE CAPTIONED INTERLOCUTORY APPLICATION:

I, Mr. Suresh Sakharam Tingre, an adult Indian Inhabitant, the Authorised Signatory of Respondent No. 9 in the captioned matter having my address at D-701, One North, Hadapsar, Pune - 411028 do hereby solemnly declare and state as under :-

1. I am the Authorised Signatory of Respondent No. 9 having my address as mentioned hereinabove. I have gone through the above Interlocutory Application ("**IA**") along with the Appeal and the documents filed along with said Appeal by the Applicant/Appellant. I am familiar with the facts of the case from my personal knowledge as well as from the records and I am competent to depose to the facts in this Affidavit in Reply.

NOTARY
DR. T.C. KAUSHIK
MUMBAI
(MAHARASHTRA)
Regd. No. 309
Exp. Dt. 12.12.2026
GOVERNMENT OF INDIA

2. I am filing the present Affidavit in Reply on behalf of Respondent No. 9 to the present Interlocutory Application filed by the Applicant/Appellant seeking condonation of delay in filing the present Appeal.

3. I vehemently deny all the averments, contentions and allegations made in the present Application and the Memo of Appeal in the captioned Appeal which are contrary to and/or inconsistent with what is stated herein and nothing stated therein shall be deemed to have been admitted due to want of specific traverse or a specific denial. I crave leave of this Hon'ble Tribunal to file a further affidavit or affidavits along with documents in support thereof, if the circumstance so warrants.

4. At the outset, I say that the Hon'ble Supreme Court and also several High Courts in a catena of judgments have categorically held that the Court, Tribunals or Authorities should first decide the application for condonation of delay before hearing of an Appeal/Revision and should refrain from granting any injunction/reliefs before deciding the Application for Condonation of Delay. Therefore, it is respectfully prayed before this Hon'ble Tribunal in view of the above well settled position of law, present Application filed by the Applicant/Appellant

NOTARY DR. T.C. KOLSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. Dt. 12.12.2026 GOVERNMENT OF INDIA

seeking Condonation of Delay in filing the captioned Appeal be heard and decided first by this Hon'ble Tribunal.

5. At the further outset, I say that the present Affidavit in Reply is being filed without prejudice to the rights and contentions of Respondent No. 9 in the captioned Interlocutory Application and also in the captioned Appeal.

BRIEF FACTS:

6. The Respondent No. 9 is a developer engaged in the business of Real Estate as part of its business. Respondent No. 9 took up the construction of residential development of "Palladium Homes "on Survey No. 16, Hissa Nos. 2 and 4 at Dhanori, Taluka Haveli, Dist. Pune for total plot area of 24,550 sq. mtrs. for Buildings A to F and Club House ("**said Project**").

7. The Applicant/Appellant, by way of the present Appeal filed under Section 16 of the National Green Tribunal Act, 2010 ("**NGT Act**"), has sought to challenge the Environmental Clearance ("**EC**") dated 9th February 2024 granted to the present Respondent No. 9 for the said project by Respondent No. 2, the State Level Environment Impact Assessment Authority ("**SEIAA**") on the ground that the impugned EC was issued when Respondent No. 2-SEIAA was not in operation on the date of issuance of the EC, the tenure of Respondent

NOTARY DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. Dt. 12.12.2026 GOVERNMENT OF INDIA

No. 2-SEIAA was over and that the impugned EC is purportedly an *ex post facto* EC which is impermissible in law.

8. I say that the relevant facts leading up to the issuance of the Impugned EC are as under:-

a) On 11th January 2021, Respondent No. 1, the Ministry of Environment, Forest & Climate Change ("**MoEF&CC**") issued a Notification reconstituting Respondent No. 2-SEIAA for a period of three (3) years from the date of publication of the said notification, i.e., till 10th January 2024 in supersession of Constitution Notification dated 17th March 2017 (*Annexed at A-10/ Pg. No. 184 of the Appeal*).

b) On 7th July 2021, Respondent No.1-MoEF issued an Office Memorandum ("**OM**") establishing the Standard Operating Procedure ("**SoP**") for identification and handling of violation cases under Environment Impact Assessment Notification 2006 ("**EIA Notification**") for projects and activities which have started the work on site and/or expanded the production beyond the limit of prior EC or changed the product mix without obtaining prior EC under the EIA Notification (*Annexed at A-11/ Pg. No. 187 of the Appeal*).

NOTARY GOVERNMENT OF INDIA DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. Dt. 12.12.2026

c) On 31st January 2023, Respondent No. 9 made an Application for grant of Terms of Reference ("**ToR**") for grant of EC in accordance with the OM dated 7th July 2021 for the said project along with all requisite documents. Hereto annexed and marked as **Exhibit-"A"** is a copy of the Application dated 31st January 2023 for grant of ToR.

d) On 21st, 22nd and 23rd March 2023, Respondent No. 3, the State Environmental Appraisal Committee-III ("**SEAC-III**") considered the proposal of Respondent No. 9 in its 167th meeting on the basis of documents submitted and presentation made by Respondent No. 9. After careful deliberation, Respondent No. 3-SEAC-III decided to issue the ToR for undertaking Environmental Impact Assessment ("**EIA**") and preparation of Environment Management Plan ("**EMP**") for the said project, subject to the terms and conditions stipulated therein and decided to recommend the proposal to Respondent No. 2-SEIAA for grant of ToR. Hereto annexed and marked as **Exhibit-"B"** is a copy of the 167th minutes of the meeting of SEAC-III dated 21st March 2023.

e) On 2nd May 2023, Respondent No. 2-SEIAA considered the proposal of Respondent No. 9 in its 260th meeting and after careful deliberation decided to grant the ToR as per the

recommendation of Respondent No. 3-SEAC-III. Accordingly, on 2nd June, 2023, Respondent No. 2-SEIAA issued the ToR to Respondent No. 9 along with the detailed guidelines to be followed for submission of EIA/EMP reports. Hereto annexed and marked as **Exhibit-"C"** is a copy of the 260th minutes of meeting dated 2nd May 2023 granting ToR, **Exhibit-"D"** is a copy of the ToR along with the screenshot of the ToR proposal flow.

f) On 2nd August 2023, Respondent No. 1-MoEF&CC issued an Office Memorandum regarding the procedure for consideration of category 'B' proposals at Central level due to non-functionality or delay in constitution of Respondent No. 2-SEIAA or Respondent No. 3-SEAC. It was noted that due to the non-functionality or delay in constitution of Respondent No. 2-SEIAA, many proposals submitted to Respondent No. 2-SEIAA are held up at different stages of EC process at the state level. One of the instances enumerated by the Authority was regarding proposals approved by Respondent No. 2-SEIAA but the minutes/letter not uploaded on PARIVESH portal wherein the Authority noted the minutes/ letter to be issued for grant of EC which were already decided and granted by Respondent No. 2-SEIAA during its tenure could be uploaded on the PARIVESH Portal till the reconstitution of Respondent No. 2-SEIAA is notified based on

the request from the respective State Governments and/ or SEIAA. Hereto annexed and marked as **Exhibit-"E"** is a copy of the OM dated 2nd August 2023.

g) On 10th August 2023, Respondent No. 9 made an application for issuance of EC for the said project along with all the requisite documents. Hereto annexed and marked as **Exhibit-"F"** is a copy of the EC application dated 10th August 2023.

h) On 11th October 2023, the Respondent No. 3-SEAC-III considered the proposal of Respondent No. 9 in its 182nd meeting on the basis of documents submitted and presentation made by Respondent No. 9. It was noted that the construction activities were initiated on total plot area of 24,550 sq. mtrs. as per the building sanctions received for the same. The work completed on site was total built up area of 42,954.29 sq. mtrs. and completion certificate has been received for Buildings A, C, D, E and F from Respondent No. 8, Pune Municipal Corporation ("**PMC**"). It was also noted that environmental facilities like STP, vermicompost pits, rainwater harvesting pits, and solar hot water panel are also provided. All issues relating to environment as well as social aspects were examined and as per the Office Memorandum dated 7th July 2021. The penalty costs arrived at was Rs. 34,86,954/- and the damage

NOTARY GOVERNMENT OF INDIA DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 399 Exp. Dt. 12.12.2026

assessment value arrived at was Rs. 1,42,93,136.22. After careful deliberation, Respondent No. 3-SEAC-III decided to recommend the proposal for environmental clearance to Respondent No. 2-SEIAA subject to compliance with conditions stipulated therein. Hereto annexed and marked as **Exhibit-"G"** is a copy of the 182nd minutes of meeting of SEAC-III dated 11th October 2023.

i) On 28th December 2023, Respondent No.2-SEIAA considered the proposal of Respondent No. 9 in its 272nd meeting. Respondent No.2-SEIAA accepted the recommendation of Respondent No. 3-SEAC-III and decided to grant environmental clearance to Respondent No. 9 subject to compliance of the terms and conditions stipulated therein including submission of bank guarantee of Rs.1,42,93,136/- towards effective implementation of remediation plan and natural and community Resource Augmentation Plan and submission of penalty of Rs.34,86,954/-. I say that Respondent No. 2-SEIAA therefore, made a decision to grant EC for the said project of Respondent No. 9 on 28th December 2023 which was during the tenure of Respondent No.2-SEIAA. I say that accordingly on 31st January 2024, Respondent No. 9 submitted the penalty charges of Rs. Rs.34,86,954/- and on 3rd February 2024, Respondent No. 9 submitted the requisite bank guarantee of Rs. Rs.1,42,93,136/-. Hereto annexed and marked as

NOTARY DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 389 Exp. Dt. 12.12.2026 GOVERNMENT OF INDIA

Exhibit-"H" is a copy of the 272nd minutes of the meeting of SEIAA dated 28th December 2023.

j) On 9th January 2024, the State Government made a request to Respondent No. 1-MoEF&CC for access to operate the PARIVESH Portal for a period of one month in order to upload the pending minutes of the meeting of Respondent No. 2-SEIAA as the tenure of Respondent No.2-SEIAA was expiring on 10th January 2024. Thereafter, Respondent No. 1-MoEF&CC activated the PARIVESH Portal for 15 days for the period w.e.f. 10th January 2024 till 25th January 2024 vide email dated 18th January 2024. Hereto annexed and marked as **Exhibit-"I"** is a copy of the letter dated 9th January 2024 of the State Government.

k) On 24th January 2024, the State Government further requested Respondent No. 1-MoEF to allow access of the respective login of Respondent No. 2-SEIAA and SEAC on the PARIVESH Portal for further 15 days w.e.f. from 25th January 2024 till 9th February 2024 as there was huge volume of documents to be uploaded and accordingly, the said request was granted by Respondent No. 1-MoEF and the decisions already made by Respondent No. 2-SEIAA during their tenure was uploaded till 9th February 2024.

Hereto annexed and marked as **Exhibit-"J"** is a copy of the letter dated 24th January 2024 of the State Government.

l) On 9th February 2024, the decision to grant the EC for the said project was uploaded on the PARVESH Portal in accordance with the minutes of Respondent No.2-SEIAA dated 28th December 2023. Hereto annexed and marked as **Exhibit-"K"** is a copy of the impugned EC dated 9th February 2024.

9. I say and submit that Respondent No. 2-SEIAA considered the proposal of Respondent No. 9 and accorded Environmental Clearance on 28th December 2023 and the same was uploaded on 9th February 2024 which is evident from the Environmental Clearance issued as well.

10. I say that the present Appeal has been filed under Section 16 of the NGT Act. Section 16 of the NGT Act specifically prohibits the entertainment of any appeal filed under Section 16 of the NGT Act, which is filed beyond a period of thirty (30) days from the date on which the order/direction/decision/determination is communicated to the Applicant/Appellant. As per the proviso to Section 16 of the NGT Act, this Hon'ble Tribunal may, if it is satisfied that the Applicant/Appellant was prevented by sufficient cause from filing the

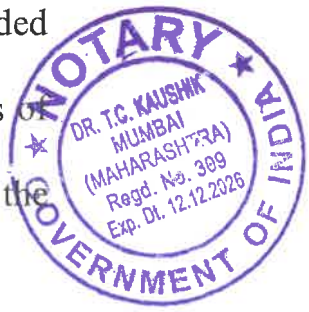
First Appeal within the said period of thirty (30) days, allow it to be filed within a further period not exceeding sixty (60) days.

11. In the present case, as per the case status of the captioned matter, the present Appeal was filed on 7th May 2024 and registered after removing defects on 18th May 2024. The impugned EC was issued on 9th February 2024 and therefore, the present Appeal was filed beyond the period of limitation of thirty (30) days. Thus, the Applicant/Appellant was required to plead and demonstrate the sufficient cause as to why they were prevented from filing the captioned Appeal within the statutory period of 30 days.

12. I say that on a bare perusal of the present application, it is evident that the Applicant/Appellant has given no cogent reasons or made any averments in the captioned IA or the Appeal to demonstrate that there was sufficient cause preventing the Applicant/Appellant from filing the captioned Appeal within the statutory period of thirty (30) days. The only explanation vaguely given by the Applicant/Appellant for supposed delay of filing the Appeal is that the Applicant/Appellant was in personal difficulty and that the documentation was voluminous as the Applicant/Appellant was in the process of filing several Appeals before this Hon'ble Tribunal and was not able to upload the same due to time consuming process.

NOTARY DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. Dt. 12.12.2026 GOVERNMENT OF INDIA

13. The Applicant/Appellant has also attempted to rely on the Order dated 29th April 2024 passed by this Hon'ble Tribunal (*annexed at Annexure-A-2/Pg. 950 in IA No. 197 of 2024*) in a batch of unnumbered matters wherein the Appellant herein had purportedly uploaded a number of ECs without any proper proceedings and the Appellant has averred in the captioned Appeal that purportedly the impugned EC was also filed before the Registry. However, there is no averment made in the captioned Appeal or the present IA to substantiate the said claim. In fact, the Order dated 29th April 2024 passed by this Hon'ble Tribunal reproaches the Applicant/Appellant herein for attempting to adopt a wrong practice of trying to claim the period of limitation from the date when the ECs were uploaded instead of actually e-filing the cases to circumvent the provisions of the NGT Rules and the Hon'ble Tribunal was pleased to reject the said matters accordingly.



14. I say that the Applicant/Appellant has made repetitive, vague and ambiguous statements for the reasons for delay in filing the captioned Appeal without giving any material details or particulars of why the delay has occurred in filing the captioned Appeal. The Applicant/Appellant has casually proceeded on the presumption that the delay in filing the captioned Appeal would be condoned by this

Hon'ble Tribunal as a matter of right. It is well settled that delay of a period till such time as it is condoned is a valuable right/plea and defense of the Opposite Party. Thus, nothing prevented the Applicant/Appellant herein from filing the captioned Appeal within the statutory period of thirty (30) days.

15. In light of the aforesaid facts and circumstances, it is submitted that the Applicant/Appellant has failed to plead and demonstrate the sufficient cause as to why they were prevented from approaching this Hon'ble Tribunal earlier within the statutory period prescribed under Section 16 of the NGT Act. For the aforesaid reasons, it is submitted that the Applicant/Appellant is not entitled to any reliefs whatsoever and the present application as well as the captioned Appeal ought to be dismissed by this Hon'ble Tribunal *in limine* and with heavy costs.

NOTARY GOVERNMENT OF INDIA
DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 389 Exp. Dt. 12.12.2026

Solemnly affirmed at Pune)
3 DEC 2024
This Day of 2nd December 2024)

DEPONENT

Advocates for Respondent No. 9

Executant Has / Have Signed
in my Presence. I identify
the Signature/s of Party/ies
Name of Advocate AADESH. M. PATIL
Signature
Enrolment No. MH/578/2018

VERIFICATION

I, Mr. Suresh Sakharam Tingre aged about 63 years, an Adult, Indian Inhabitant, Authorised Signatory of the Respondent No. 9 abovenamed, having my address at D-701, One North, Hadapsar, Pune - 411028 do hereby solemnly declare that what is stated in Paragraphs 01 to 15 are true to my own knowledge, information and belief, and I believe the same to be true.

-3 DEC 2024

Solemnly declared at ~~Pune~~ Mumbai

On Day of 3rd December 2024)

NOTARY GOVERNMENT OF INDIA DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. DL 12.12.2026

DEPONENT

RAOJEE CONSTRUCTIONS Dhanori PUNE

-3 DEC 2024

NOTED & REGISTERED

Sr. No. 52 Page No. 06

Book No. TWO Date: 3 DEC 2024

NOTARY GOVERNMENT OF INDIA DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. DL 12.12.2026

BEFORE ME

3/12/2024

DR. T. C. KAUSHIK
ADVOCATE HIGH COURT &
NOTARY, GOVT. OF INDIA
REGD. NO. 309
FLAT NO. 904, BLDG. NO. 11,
VONNE BUILDING, NAHAR AMRIT SHAKTI
NEAR JAIN TEMPLE, CHANDIVALI,
ANDHERI (E), MUMBAI-400 072

Seen
ID/ Aadhar / PAN / DL / EID
No. XXXX 9937

NOTARY GOVERNMENT OF INDIA DR. T. C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309

NOTARY GOVERNMENT OF INDIA DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. DL 12.12.2026 NOTARIAL NOTARIAL

NOTARY GOVERNMENT OF INDIA DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. DL 12.12.2026 NOTARIAL

NOTARY GOVERNMENT OF INDIA DR. T.C. KAUSHIK MUMBAI (MAHARASHTRA) Regd. No. 309 Exp. DL 12.12.2026 NOTARIAL NOTARIAL

EXHIBIT-A

TimeLine Details

Proposal received date at each stage of flow.

Proposal No.* : SIA/MH/INFRA2/415917/2023

Project Name* : Palladium Homes

Project Sector* : INFRA-2

Date of submission* : 31 Jan 2023

Submitted by Proponent	Query for Shortcoming(if any) by SEIAA	Resubmission of Proposal by Proponent	Accepted by SEIAA and forwarded to SEAC	Query for Shortcoming(if any) by SEAC	Resubmission of Proposal by Proponent	Accepted by SEAC	Forwarded to SEIAA for TOR	TOR Letter Uploaded On	TOR Granted
31/01/2023	NA	NA	01/02/2023	N/A	N/A	24/02/2023	N/A	02/06/2023	

Project Details

1. Details of Project

1.1. Name of the Project	Palladium Homes
1.2. Project Proposal For	New
1.3. Project ID (Single Window Number)	SW/112949/2022
1.4. Description of Project	Building and construction Project

2. Details of the Company/Organization/User Agency making application

2.1. Legal Status of the Company/Organization/User Agency	Private Limited
2.2. Name of the Company/ Organization/User agency	MS RAOJEE CONSTRUCTIONS

Registered address

2.3. Address	Sr. No. 17/1A/2, Dhanori, Pune
2.4. Village /Town / City	Dhanori
2.5. State	MAHARASHTRA
2.6. District	PUNE
2.7. Pin Code	411015
2.8. E-mail address	raojeeconstructions.gautam@gmail.com
2.9. Landline Number	02027028222
2.10. Mobile number	9850660437

3. Details of the person making application

3.1. Name	Gautam Tingre
3.2. Designation	Partner

Correspondence address

3.3. Address	Sr. No. 17/1A/2, Dhanori, Pune
3.4. Village /Town / City	Dhanori
3.5. State	MAHARASHTRA
3.6. District	PUNE
3.7. Pin Code	411015
3.8. E-mail address	raojeeconstructions.gautam@gmail.com
3.9. Landline Number	27028222
3.10. Mobile number	8956868730

Project Location

4. Location of the Project or Activity

4.1. Upload KML	Project_site.kml
4.2. Whether the project/activity falling in the state/UT sharing international borders	NO
5. Shape of the Project	Non - Linear

Location Details

Toposheet No	State/UT	District	Sub District	Village	Plot/Survey/Khasra No.
E43H14	MAHARASHTRA	Pune	Pune City	Dhanori	S. No. 16 H. No. 2 & 4

Remarks

N/A

6. Land Requirement (in Ha) of the project or activity

6.1. Nature of Land involved	
6.2. Non-Forest Land [A]	2.455
6.3. Forest Land [B]	0
6.4. Total Land [A+B]	2.455

Project Activity Cost

6. Project/Activity Cost

6.1. Total Cost of the Project at current price level (in Lakhs)	5949 Amount in Words : Five Thousand Nine Hundred Forty Nine Lakh(s) Only

7. Employment likely to be generated

7.1. During construction phase

Permanent employment

7.1.1. No. of permanent employment (No.s) [A]	5
7.1.2. Period of employment (No. of days) [B]	365
7.1.3. No. of man-days [X]=[A]*[B]	1825

Temporary employment

7.1.4. Temporary / Contractual employment (No. of Man days) [Y]	18250
7.1.5. Total [X] +[Y]	20075

7.2. During operational phase

Permanent employment

7.2.1. No. of permanent employment (No.s) [A]	10
7.2.2. Period of employment (No. of days) [B]	365
7.2.3. No. of man-days [X]=[A]*[B]	3650

Temporary employment

7.2.4. Temporary / Contractual employment (No. of Man days) [Y]	7300
7.2.5. Total [X] +[Y]	10950

Others

8. Whether Rehabilitation and Resettlement (R&R) involved?	NO
9. Whether project area involves shifting of watercourse/road/rail/Transmission line/water pipeline, etc. required?	NO

10. Whether any alternative site(s) examined or part thereof for the non-site-specific component?	Not applicable as the project or activity is site specific
11. Whether there is any Government Order or Policy/ Court order relevant or restricting to the site?	NO
12. Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?	NO
13. Whether the proposal involves violation of Act/Rule/Regulation/Notification of Central/State Government?	YES

Act	Type of violation	Year	Direction Issued By	Direction Details	Direction Copy	Summary	Report
EIA Notification 1994 / 2006	NA	2008			N/A	42934.29 sq m of BUA constructed on site without obtaining prior EC	N/A

Application for ToR (Category A, B1, and & Violation)/EC (Category B2) - Form 1

Basic Information

1. Category of the Project/Activity

1.1. Whether multiple items (Components) as per the notification involved in the proposal?	No	
1.1.1. Item No. as per schedule to EIA Notification, 2006	8(a) Building / Construction	Residential building(s)
Capacity	48659.76	sqmtr
2. Whether project/activity attracts the General Condition specified in the Schedule of EIA Notification?	No	
3. Category of the Project as per EIA Notification, 2006	B1	
3.1. Whether proposal is required to be appraised at Central level?	No	
4. Whether Proposal has interlinked / interdependent projects or activities?	No	
4.1. Reason thereof	N/A	
5. Whether any Forest Land involved in the project or part thereof	No	
6. Whether NBWL recommendation is required?	No	

Project Details

7. Details of CTE

7.1. Whether consent under Air & Water Act has been obtained from SPCB / UTPCC?	No
7.1.1. Reason thereof	Not applied
8. Whether the project/activity located in Notified Industrial Area?	No
9. Whether the project/activity located in CRZ or ICRZ area?	No
10. Whether the project proposed to be located in Territorial waters (Off-shore)	No
11. Whether project/activity attracts the Specific Condition specified in the Schedule of EIA Notification?	No
12. Whether project/activity located in the Eco-sensitive Zone notified/proposed to be notified under Environment (Protection) Act, 1986	No

Product Details

13. Details of Products & By-products

Name of Product	Product / By Product	Quantity / Capacity	Unit	Mode of Transport / Transmission	Remarks
Building A - P + 10	Product	1	Nos.	NA	33 m height - Completion received
Building F - P + 10	Product	1	Nos.	NA	33 m height - Completion received
Building E - P + 10	Product	1	Nos	NA	33 m height - Completion received
Club House - G + 1	Product	1	Nos	NA	8.26 m height
Building D - P + 10	Product	1	Nos.	NA	33 m height - Completion received
Building C - P + 10	Product	1	Nos	NA	33 m height - Completion received
Residential Buildings	Product	48659.76	sq. m	Road	
Building B - P + 10	Product	1	Nos	NA	35.20 m height - P + 1 constructed

14. Whether any other Environmental Sensitive area exists within 10 Km from the project/activity boundary?	Yes
14.1. Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	No
14.2. Areas which are important or sensitive for ecological reasons- Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Yes

Name	Shortest distance from the project boundary in Km	Remarks
Lohegaon Lake	1.5	nearest lake

14.3. Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, overwintering, migration	No
14.4. Inland, coastal, marine or underground waters	Yes

Name	Shortest distance from the project boundary in Km	Remarks
Lohegaon Lake	1.5	nearest lake

14.5. Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Yes

Name	Shortest distance from the project boundary in Km	Remarks
Pune Nagar Highway	1.5	nearest major Road

14.6. Defence installations	Yes

Name	Shortest distance from the project boundary in Km	Remarks
Airforce station Pune	1.8	nearest defense installation

14.7. Densely populated or built-up area	Yes

Name	Shortest distance from the project boundary in Km	Remarks

Dhanori	0.01	N/A
14.8. Areas occupied by sensitive man-made land uses	Yes	
Name	Shortest distance from the project boundary in Km	Remarks
Aptech International Preschool	0.28	nearest School
14.9. Areas containing important, high quality or scarce resources	No	
14.10. Areas susceptible to natural hazards which could cause the project to present environmental problems similar effects	No	
15. Status of collection of baseline data	To be collected	
16. Number of Monitoring locations for		
16.1. Meteorology (Nos.)	1	
16.2. Ambient Air Quality (Nos.)	5	
16.3. Surface Water Quality (Nos.)	5	
16.4. Ground Water Quality (Nos.)	2	
16.5. Ground water level (Nos.)	1	
16.6. Noise Level (Nos.)	5	
16.7. Soil Quality (Nos.)	5	
17. Brief summary on the proposed baseline collection	Monitoring schedule.pdf	
18. Map showing the monitoring locations	Monitoring locations.pdf	

Consultant Details

19. Whether QCI/NABET Accredited EIA Consultant engaged?	No
19.1. Reason for not engaging the Consultant	We are in the process of enegaging the consultant

Project Details

1. Introduction of Project or Activity

1.1. Need for the project or activity and its importance to the country/region	Project will contribute to economic development by satisfying basic objectives of development
1.2. Demand - Supply Gap and Domestic and export markets, if any	Not applicable

2. Social Infrastructure

2.1. Readily available	Yes
2.2. Proposed to be developed	No

3. Connectivity to the project or activity

3.1. Nearest railway station and its distance (in Km)	Pune railway station	8.30
3.2. Nearest Airport and its distance (in Km)	Pune International Airport	2.40
3.3. Nearest Town/City/District head quarter and its distance (in Km)	Pune Municipal Corporation	9.70
4. Soil classification	Weathered basalt Silt and Clay	
5. Distance from the HFL of the river in m, if any	N/A	

6. Benefits of the project

6.1. Social benefits of project or activity	Housing development & improving social infrastructure
6.2. Financial benefits of project or activity	Generation of revenue

7. Project/ Activity Construction Status	To be Started
7.1. Likely date of start of construction activity (start of mining operations in case of mining proposals)	25/08/2008
7.2. Likely date of completion of construction activity (end of mining operations in case of mining proposals)	31/12/2027

Construction Details

2. Use of resources for construction or operation of the project

2.1. Whether requirement of water involved in the project?	Yes

Details of Water requirement during Construction stage

Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission
Tanker water	1	0	Tankers	5000	Tankers	

Details of Water requirement during Operational stage

Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission

Other	311	0	Others	0.01	Pipeline
Other	312	0	Others	0.01	Pipeline

2.2. Other information, if any	N/A
2.3. Whether requirement of Minerals and/or fuels involved in the project?	No
2.4. Construction material	Yes

Construction material	Quantity in MT	Source	Mode of transport	Distance from source in Km
Steel	1596	Local Supplier	Road	15
Aggregates	448	Local Supplier	Road	10
Cement	10120	Local Supplier	Road	15

2.5. Timber	No
2.6. Electric Power:	Yes
2.6.1. Total Electricity requirement (MW):	0.833
2.6.2. Main Source:	MSEDCL
2.6.3. Renewable energy proposed to install (KW):	42
2.6.4. Percentage contribution of renewable energy:	5
2.6.5. Standby arrangements (details of DG Sets):	2 DG set of 82.5 KVA
2.6.6. Stack height in m (DG set):	5
2.6.7. Energy conservation measures:	Solar PV and Solar Hot water
2.7. Whether any other natural resources / other raw materials required?:	No
2.8. Whether any use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies) required?	No
2.9. Whether any resource efficiency / optimization / recycling and reuse envisaged in the project?	Yes
2.9.1. Details	3 R principle will be implemented on site

Physical Changes

3. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality:

3.1. Whether any permanent or temporary change in land use, land cover or topography due to project activity?	No
3.2. Whether any clearance of existing vegetation due to project activity?	No
3.3. Whether any loss of native species or genetic diversity?	No
3.4. Whether any demolition works involved in project activity?	No
3.5. Whether any linear structures proposed for diversion or demolition due to project activity? (e.g. roads, transmission lines,	No

demolition due to project activity? (e.g. roads, transmission lines, rail line, pipeline, conveyor, etc.)	No
3.6. Whether any closure or diversion of existing transport routes or infrastructure due to project leading to changes in traffic movements?	No
3.7. Whether any closure or diversion of water bodies present in project area or realignment of water courses passing through project area?	No
3.8. Whether any dismantling or decommissioning or restoration works or reclamation works (Long-term/ short-term)?	No
3.9. Whether any construction works for temporary use for project activity?	No
3.10. Whether any cut and fill excavations proposed for the project activity?	No
3.11. Whether any underground works including tunnelling?	No
3.12. Whether any dredging involved in project?	No
3.13. Whether any offshore structures involved in project?	No
3.14. Whether any new road, rail, sea, airports, helipad, etc. during construction or operation?	No
3.15. Whether any construction of new linear structures? (e.g. transmission lines, pipelines, etc.)	No
3.16. Whether any Facilities for storage of goods or raw materials?	No
3.17. Whether any Facilities for long term/ permanent housing of operational workers/ staff?	No
3.18. Whether any Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No
3.19. Whether any Stream crossings, temporary and permanent?	No
3.20. Whether any influx of people to an area in either temporarily or permanently?	Yes
3.20.1. No. of people likely to influx to an area temporarily	0
3.20.2. No. of people likely to influx to an area Permanently	2150
3.20.3. Other information, if any	N/A
3.21. Whether any other information would like to submit?	No

Pollution Details

4. Release of pollutants to Air and Mitigation measures

4.1. Whether any probable air pollutants generated?	Yes

Air Pollution Source	Probable Pollutants	Mitigation Measures
DG sets	PM, CO, No, SO	CPCB approved acoustic D.G. Sets will be used during power failure

4.2. Other information, if any	N/A
4.3. Generation of Noise & Vibration and mitigation measures	
4.3.1. Whether any probable generation of Noise and vibration from the proposed project?	Yes
4.3.1.1. Sources of Noise	Construction activity and traffic movement
4.3.1.2. Sources of Vibration	NA
4.3.1.3. Details of blasting, if any	N/A
4.3.1.4. Other information, if any	N/A
4.3.1.5. Whether any mitigation measures proposed for Noise & Vibration?	Yes
4.3.1.5.1. Mitigation measures proposed for control of Noise	noise level within the levels prescribed by CPCB during day and night - time & Use of high efficiency muffler
4.3.1.5.2. Mitigation measures proposed for control of vibration	NA
4.3.1.5.3. Other information, if any	N/A
4.3.2. Whether any probable generation of Light and Heat?	Yes
4.3.2.1. Sources of Light	Illumination at night
4.3.2.2. Sources of Heat	DG sets & concrete structures
4.3.2.3. Other information, if any	N/A
4.3.3. Whether any mitigation measures proposed for Light & Heat?	Yes
4.3.3.1. Mitigation measures proposed for control of Light	Hight intensity lights will be avoided in the nights
4.3.3.2. Mitigation measures proposed for control of Heat	CPCB approved DG sets will be used and heat island effect will be reduced using appropriate measures
4.3.3.3. Other information, if any	N/A
4.4. Discharge of pollutants to water and mitigation measures	
4.4.1. Whether any probable water pollutants generated?	No
4.5. Probable sources of water pollutant	No

Details of reuse / recycle of wastewater

Details	Qty / Capacity
4.6. Quantity of waste water generation per day (KLD)	262
4.7. Quantity of treated water proposed to use per day (KLD)	29
4.8. Quantity of treated water proposed to discharge outside the premises (KLD)	233
4.9. Purpose for which treated water is proposed to use	Flushing & Landscaping
4.10. Whether it is proposed to opt/avail common off-site	

4.10. Whether it is proposed to opt/avail common off-site Sewage Treatment Plant (CSTP)/Effluent Treatment Plant (CETP) facility?	No	
4.11. Whether it is proposed to setup on-site Sewage Treatment Plant (STP)/Effluent Treatment Plant (ETP) facility?	Yes	
4.11.1. Whether 100% of the waste water generated will be treated?	Yes	
4.12. Type of treatment plant false	STP	
4.13. ETP/STP Capacity	STP	
	270	KLD
	ETP	
	N/A	N/A
4.14. ETP/STP Technology	STP	ETP
	MBBR	N/A
4.15. Whether the adequacy of the Sewage Treatment Plant (STP) or Effluent Treatment Plant certified by an independent expert?	Yes	
4.15.1. Details thereof	It will be certified by an expert	
4.16. Whether any other mitigation measures proposed?	No	
4.17. Whether Dual Plumbing System proposed to be implemented?	Yes	
4.17.1. Details thereof	Recycling of treated sewage for flushing of building B with dual plumbing and gardening	
4.18. Whether any discharge of treated effluent involved?	Yes	
4.18.1. Mode of discharge of treated effluent	Pipeline	
4.18.2. Place of discharge of treated effluent	Municipal Drainage	
4.18.3. Other information, if any	N/A	

Water Requirements

7. Ground water intersection and water conservation measures:

7.1. Whether ground water table intersection involved in the project activities?	No
7.2. Area category from Groundwater availability perspective?	Safe
7.3. Whether Rainwater harvesting proposed	Yes
7.3.1. Capacity of facilities provided	151.63
7.3.2. Description of facilities provided	4 nos of RWH pit having capacity
7.3.3. Description	2.25 m. X 2.25 m. X 1.75 m. (Or equivalent volume) with 60 m. Deep 6" Dia. Bore Well via 1 no. of 0.9 m. Dia. 1.0 m. Deep de-siltation pit. for Roof Top & 2.25 m. X 2.25 m. X 1.50 m. (Or equivalent volume) with 60 m. Deep 6" Dia. Bore Well via 2 no.
7.3.4. Total Quantity of water requirements met from water harvestingin KLD	151.63
7.3.5. Storage capacity of rain water harvested in cubic meters	0
7.4. Whether any other water conservation measures proposed?	Yes

7.4. Whether any other water conservation measures proposed?	Yes
7.4.1. Details thereof	water efficient fixures will be provided
7.5. Whether the ZLD is proposed?	No

8. Greenbelt

8.1. Area proposed for green belt (in Ha)	0.2276
8.2. Width of green belt (in m) along the boundaryof the project or activity	1.5
8.3. Percentage of the total area covered under green belt	10
8.4. Details of the species proposed for plantation	487 nos of Native trees are already planted on site
8.5. No. of tree saplings to be planted	0
8.6. Funds allocated for plantation in Lakhs.	95.6

Waste Generation

9. Production of wastes during construction or operation or decommissioning

9.1. Whether any generation of Solid waste (domestic wastes)? Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
Wet waste	Residential building	235.425	OWC	Cart
Dry waste	Residential building	156.95	Handed over to authorised agency	Road

9.2. Whether any generation of plastic waste? No

9.3. Whether any generation of e-waste? Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
E waste	Residential building	2.19	Handed over to authorised agency	Road

9.4. Whether any generation of batteries waste?	No
9.5. Whether any generation of Bio-medical waste?	No
9.6. Whether any generation of hazardous wastes (as per Hazardous Waste Management Rules)?	No
9.7. Whether any generation of construction or demolition wastes?	No
9.8. Whether any generation of other wastes?	No
9.9. Whether any generation of surplus products?	No
9.10. Whether measures for waste minimization proposed?	Yes
9.10.1. Details thereof	Reduce, reuse and recycle principle will be implemented on site

Risk Assessment

10. Whether any risks associated with project activities which could affect human health or the environment, -

10.1. From explosions, spillages, fires etc. from storage, handling, use or production of hazardous substances?	No
10.2. From any other causes?	No
10.3. Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	Yes
10.3.1. Details thereof	Landslides are not expected in the area. Disaster Management plan for flood and earthquake is prepared.
10.4. Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No
10.5. Could project adversely affect the wellbeing of people in project area e.g. by changing living conditions?	No
10.6. Vulnerable groups of people who could be adversely affected by the project e.g. hospital patients, children, the elderly etc.	No
10.7. Risk Management Plan	Yes
10.7.1. Details thereof	DMP will be prepared for construction and operational phase.
10.8. Whether any likely impacts of the proposed activity on the existing facilities adjacent to the proposed site due to generation of dust, smoke, odorous fumes or other hazardous gases?	No

11. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality

11.1. Whether lead to development of supportive facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: Supportive infrastructure (roads, power supply, waste or waste water treatment, etc.); housing development; industries in supply chain and downstream; any other?	Yes
11.1.1. Details there of	project will provide business and employment opportunities. This will lead to overall development in the surrounding area
11.2. Whether lead to after-use of the site, which could have an impact on the environment? (e.g. mine void, dump sites, etc.)	No
11.3. Whether set a precedent for later developments?	Yes
11.3.1. Details thereof	Will create job opportunity in construction and operation phase with support staff like security, maintenance, shop keepers, professionals etc.
11.4. Have cumulative effects due to proximity to other existing or planned projects with similar effects?	Yes
11.4.1. Details thereof	Impacts on water availability, storm water drainage, availability of electricity, traffic etc.
11.5. Whether lead to growth of alien species, if any?	No
11.6. Is there any threat of the project to the biodiversity (including	

displacement of fauna-both terrestrial and aquatic and avi-fauna or creation of barriers for their movement)?	No
11.7. Will the proposed project in any way result in the obstruction of a view, scenic amenity or landscapes?	No
11.8. Is there any impact on anthropological or archaeological sites or any important site feature in the vicinity of the proposed site have been considered?	No
11.9. Will the proposed project result in any changes to the demographic structure of local population?	Yes
11.9.1. Details thereof	Population will be increased
11.10. Will the project cause adverse effect on local communities, disturbance to sacred sites or other cultural values?	No

12. Building or Construction projects or Area Development projects and Townships Proposals

12.1. Major Project Requirement in terms of the land area, built up area, green belt, parking needs etc.

	Existing	Expansion
12.1.1. Non FSI area	20978.99	N/A
12.1.2. Paved Area (sq. m)	375.27	N/A
12.1.3. Build up area (sq. m)	48659.76	N/A
12.1.4. Proposed FAR	27680.77	N/A
12.1.5. Green belt Area (sq. m)	2275.28	N/A
12.1.6. STP & Solid Waste Area (sq. m)	154	N/A
12.1.7. Open Area (sq. m)	2066.03	N/A
12.1.8. Total number of dwelling units	430	N/A
12.1.9. Maximum number of floors	11	N/A
12.1.10. Total Land/plot area (sq. m)	24550	N/A
12.1.11. Number of parking Required	238	N/A
12.1.12. Surface Parking Area (sq. m)	3087.88	N/A
12.1.13. Unpaved Area (sq. m)	1690.76	N/A

12.2. Whether management of drainage in and around site is proposed as per the Central Public Health & Environment Engineering Organization (CPHEEO) Manual on Storm Water Drainage System, 2019 to avoid flooding or water logging?	Yes
12.2.1. Details thereof	Excess storm water treated sewage will be connected to municipal lines.
12.3. Details regarding measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)	Total 4 Nos. of recharge pit will be provided to prevent run off
12.4. Impact of the land use changes occurring due to the proposed project on the runoff characteristics of the area in post construction phase on a long term	Incremental runoff 15.09 m3/day will be recharged through RWH System
12.5. Will there be any significant land disturbance resulting in erosion, subsidence and instability?	No

12.5.1. Reasons thereof	Topsoil was reused at site for plantation of trees.
12.6. Whether soil erosion control measures proposed to conform to best management practices highlighted in the National Building Code (NBC) of India, 2016?	Yes
12.6.1. Details thereof	Will provide silt trap before recharge pits to avoid soil erosion

12.7. Breakup of water requirement for various daily uses

Daily Use	Daily quantity (KLD)	
	During Construction	During Operation
Drinking Water	1	282
Green Belt	20	20
Flushing	0	8
Dust Suppression	0.2	0

Daily Use	During Construction	During Operation

12.8. Details of traffic management at the entry & exit to the project site in construction and operation phase with comparison to the present level of traffic	Wider entry exit is proposed to reduce traffic congestion. Details will be covered in the traffic report
12.9. Whether buildings or building complexes have a connected load of 100 kW or greater or a contract demand of 120 kVA or greater and are intended to be used for commercial purposes:	No
12.10. What is the Energy Performance Index (EPI) of a building in kilowatt-hours per square meter per year of the building and measures to minimize energy consumption?	EPI - 0.98
12.11. Whether Compliance to the ECBC norms is applicable?	Yes
12.11.1. Whether compliance to	ECBC

12.12. Details for Energy efficiency level

Building envelop

12.12.1. Fenestration

Parameter	Details	Remarks
U-Factor (W/m2 .K)	4.80	Single Glazed Units For Proposed Buildings Only
Solar Heat Gain Coefficient	0.42	Single Glazed Units For Proposed Buildings Only
Visual Light Transmittance	45%	Single Glazed Units For Proposed Buildings Only

12.12.2. Day lighting

Parameter	Details	Remarks
% Useful daylight illuminance (UDI)	54.35	UDI [Compliant area of a typical floor (habitable spaces) in worst case scenario]
Area per floor (sq. m) UDI requirement during 90% of the year	54.35	UDI [Compliant area of a typical floor (habitable spaces) in worst case scenario]
Total daylight area (sq. m) in building meeting UDI requirement during 90% of the year	54.35	For habitable spaces in worst case scenario only

Building Envelope Sealing

12.12.3. Roof

Parameter	Details	Remarks
Roof assembly U-factor (W/m2 .K)	0.47	for proposed building

Climate Zone	Warm and Humid	for proposed building

12.12.4. External Wall

Opaque Assembly Maximum U-factor (W/m2.K)	0.85	for oroposed building
Climate Zone	0	Warm and Humid
Material	0	AAC Blocks
R Value	1.18	Sq. Mk/W

12.12.5. Energy efficiency in Thermal comfort systems and controls	Energy efficient Air Conditioning System with High COP
12.12.6. Energy efficiency in Lighting and Electrical systems and controls	Use of LED Lights to reduce the Light Power Density, Timer Based Controls for External Area Lighting, Energy Efficient Lifts with VVVF Lift Drive and Energy Efficient Pumps and Motors
12.13. Does the layout of streets & buildings maximize the potential for solar energy devices? Substantiate with details.	will be covered in ECBC report
12.14. What extent the non-conventional energy technologies are utilized in the overall energy consumption?Provide details of the renewable energy technologies used	Solar Photovoltaic Panels have been proposed to achieve maximum savings through renewable energy
12.15. What are the likely effects of the building activity in altering the microclimates? Provide a self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?	will be covered in ECBC report
12.16. What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans	Firefighting system will be designed as per NOC from Chief Fire Officer
12.17. Details of NOCs available for the project (if any)	Application is submitted to concerned authority to obtain necessary permission.

Enclosures

13. Layout Plan showing the components of the project and green belt proposed; general location and specific location of the project along with coordinates	Master layout with location.pdf
14. Conceptual Plan for Building and Construction project	conceptual layout.pdf
15. Schematic representation of the feasibility drawings which give information for EIA purpose	Master layout.pdf

15. Additional Information

S. No.	Document Name	Remark	Document
1	Form 1A	Form 1A	Form 1A.pdf
2	Form 1	Form 1	Form 1.pdf

Undertaking

16. ☑ I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information is found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at our risk and cost. In addition to the above, I hearby give undertaking that no activity/construction/expansion has been taken up

16.1. Name	Gautam Tingre
16.2. Designation	Partner
16.3. Company	MS RAOJEE CONSTRUCTIONS

16.4.	Address	Sr. No. 17/1A/2, Dhanori, Pune-3
16.5.	Date	31/01/2023

11.	SIA/MH/INFRA2/415917/2023	Palladium Homes

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

It is noted that, the PP has submitted the application for fresh Environmental Clearance for proposed building construction project with total plot area of 24,550.00 m2, FSI area of 27,680.77 m2, Non FSI area of 20,978.99 m2 and total BUA of 48,659.76 m2.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/415917/2023	
2	Name of Project	Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions	
3	Project category	8a (B1) Application is submitted as per OM dated 07.07.2021	
4	Type of Institution	Private	
5	Project Proponent	**Name**	Mr. Gautam Tingre
		Regd. Office address	S. No. 17/1A/2, Dhanori, Pune 411015
		Contact number	020-27028222
		e-mail	dhanoriec@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Fresh EC – ToR *Suo moto* violation case	
8	Details of previous EC	NA	
9	Location of the project	S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune	
10	Latitude and Longitude	Latitude: 18°35'57.49"N Longitude: 73°54'0.38"E	
11	Total Plot Area (m^2)	24,550.00	
12	Deductions (m^2)	5,424.34 (RW and Reservation area) + 3,520.00 (amenity) = 8,944.34	
13	Net Plot area (m^2)	15,605.66	
14	Proposed FSI area (m^2)	27,680.77	
15	Proposed non-FSI area (m^2)	20,978.99	
16	Proposed TBUA (m^2)	48,659.76	
17	TBUA (m^2) approved by	In Process	
18	Planning Authority till date	Pune Municipal Corporation (PMC)	
19	Ground coverage (m^2) & %	6494.00 & 33.95 %	
20	Total Project Cost (Rs.)	59.49 Cr	
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020	

Member Secretary **Chairman**

<table>
<tr><td rowspan="9">22</td><td colspan="6">Details of Building Configuration:
<Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =S, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh></td><td rowspan="2">Reason for Modification / Change</td></tr>
<tr><td colspan="3"><s>Previous EC /</s> Existing Building</td><td colspan="3">Proposed Configuration</td></tr>
<tr><td>Building Name</td><td>Configuration</td><td>Height (m)</td><td>Building Name</td><td>Configuration</td><td>Height (m)</td><td rowspan="7">Completion received for Building A, C, D, E, F, Club house. No change proposed in these buildings. Building B (P+1) will be constructed up to P+10</td></tr>
<tr><td>Building A</td><td>P + 10</td><td>33.00</td><td>Building A</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building B</td><td>P + 1</td><td></td><td>Building B</td><td>P + 10</td><td>35.20</td></tr>
<tr><td>Building C</td><td>P + 10</td><td>33.00</td><td>Building C</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building D</td><td>P + 10</td><td>33.00</td><td>Building D</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building E</td><td>P + 10</td><td>33.00</td><td>Building E</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building F</td><td>P + 10</td><td>33.00</td><td>Building F</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Club House</td><td>G + 1</td><td>8.26</td><td>Club House</td><td>G + 1</td><td>8.26</td></tr>
<tr><td>23</td><td colspan="3">Total number of tenements</td><td colspan="4">430 Nos (Population – 2150 Nos)</td></tr>
<tr><td rowspan="7">24</td><td rowspan="7">Water Budget</td><td colspan="2">Dry Season (CMD)</td><td colspan="2">Wet Season (CMD)</td></tr>
<tr><td>Fresh Water</td><td>282</td><td>Fresh Water</td><td>282</td></tr>
<tr><td>Flushing (Recycled)</td><td>09</td><td>Flushing (Recycled)</td><td>09</td></tr>
<tr><td>Recycled (Gardening)</td><td>20</td><td>Recycled (Gardening)</td><td>00</td></tr>
<tr><td>Swimming Pool</td><td>01</td><td>Swimming Pool</td><td>00</td></tr>
<tr><td>Total</td><td>311</td><td>Total</td><td>291</td></tr>
<tr><td>Excess treated water</td><td>233</td><td>Excess treated water</td><td>253</td></tr>
<tr><td>25</td><td>Water Storage Capacity for Firefighting/UGT</td><td colspan="4">Fire tank for UGWT - 375 CMD
Fire tank for OHWT – 20 CMD for each wing</td></tr>
<tr><td>26</td><td>Source of water</td><td colspan="4">Pune Municipal Corporation (PMC)</td></tr>
<tr><td rowspan="3">27</td><td rowspan="3">Rainwater Harvesting (RWH)</td><td>Level of the Ground water table:</td><td colspan="3">Summer Season – 13.33 m. to 18.67 m. BGL. (16.00 BGL Avg.)
Rainy Season – 5.67 m. to 8.67 m. BGL. (7.17 BGL Avg.)
Winter Season – 9.50 m. to 13.67 m. BGL. (11.59 BGL Avg.)</td></tr>
<tr><td>Size and no of RWH tank(s) and Quantity:</td><td colspan="3">NA</td></tr>
<tr><td>Quantity and size of recharge pits:</td><td colspan="3">8 Nos. (4 for Roof-Top & 4 for Surface Run-Off)
Size:
a) 2.25 m. X 2.25 m. X 1.75 m. (Or equivalent volume) with 60 m. Deep 6” Dia. Bore Well via 1 no. of 0.9 m. Dia. 1.0 m. Deep de-siltation pit. for Roof Top
b) 2.25 m. X 2.25 m. X 1.50 m. (Or equivalent volume) with 60 m. Deep 6” Dia. Bore Well via 2 no. of 0.9 m. Dia. 1.0 m. Deep de-siltation pit for Surface</td></tr>
</table>

Member Secretary **Chairman**

		Details of UGT tanks if any:	NA	
28	Sewage and Wastewater	Sewage generation in CMD:		262 KLD
		STP technology:		MBBR
		Capacity of STP (CMD):		300 KLD
29	Solid Waste Management during Construction Phase	**Type**	**Quantity (kg/day)**	**Treatment / disposal**
		Dry waste:	05	Will be handed over to authorised agency
		Wet waste:	08	Will be handed over to authorised agency
		Construction waste	debris from construction activity	Debris will be reused within site
30	Solid Waste Management during Operation Phase	**Type**	**Quantity (kg/day)**	**Treatment / disposal**
		Dry waste:	430	Will be handed over to authorized agency
		Wet waste:	645	Will be treated in OWC machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	06	Will be handed over to authorized agency
		STP Sludge (dry)	36	Used as Manure and rest will be handed over to nursery
31	Green Belt Development	Total RG area (m^2):		2276.50
		Existing trees on plot:		487
		Number of trees to be planted:		Required – 196 Nos
		Number of trees to be cut:		00
		Number of trees to be transplanted:		00
32	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		18 KW (1 DG set of 25 KVA)
		During Operation phase (Connected load):		1998 KW
		During Operation phase (Demand load):		833 KW
		Transformer:		2 X 630 KVA + 1 X 315 KVA
		DG set:		2 X 82.5 KVA
		Fuel used:		HSD
33	Details of Energy saving	Energy Conservation Measures in %: 21% • Solar water heating • Solar PV system • Energy efficient LED • V3F drive motors		

Member Secretary **Chairman**

34	Environmental Management plan budget during Construction phase	**Type**	**Details**		**Cost (Rs. in Lakh)**
		Capital	Air, water, land, biological environment and socioeconomic environment		14.91
		O & M	Air, water and Noise Monitoring		1.25
35	Environmental Management plan Budget during Operation phase	**Component**	**Details**	**Capital (Rs. in Lakh)**	**O & M (Rs. in Lakh/Y)**
		Sewage treatment	STP	34.00	11.84
		RWH	Recharge pit	10.00	0.80
		Solid Waste	OWC	16.75	4.25
		Swimming Pool	--	17.98	1.26
		Green Belt Development	Plantation	95.60	2.29
		Energy saving	Solar water heating + Solar PV	64.0	1.28
		Environmental Monitoring	EMP costing	MoEF & CC approved laboratory	15.67
		Disaster Management	DMP Budgetary Allocation	-	-
36	Traffic Management	**Type**	**Required as per DCR**	**Actual Provided**	**Area per parking (m^2)**
		4-Wheeler	235	302	12.5
		2-Wheeler	900	915	2
37	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

Deliberations:

After detailed deliberations on the proposal committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021 issued by the Ministry of Environment, Forest & Climate Change, decided to issuing following Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP) :

Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases

The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28th January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018.

Member Secretary **Chairman**

The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14th March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12th November 2018 in the proposal No IA/MH/MIN/68113/2017.		
A	**Project Description**	
A	**1**	Project description, its importance and benefits.
A	**2**	Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage). hydro geological survey report with graphs & data.
A	**3**	Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A	**4**	Land acquisition status, R & R details.
A	**5**	Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A	**6**	High Tension lines or Hazard lines if any on the plot.
A	**7**	Plan showing HFL/CRZ lines.
A	**8**	Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including tis configuration as per earlier EC (if applicable) and proposed development.
A	**9**	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
A	**10**	Project cost shall be based on government notified stamp duty ready reckoner at time of application including cost of land and construction including civil, MEP works, environment services, site/land development, horticulture/landscape works etc complete
B	**Base Line Data**	
B	**1**	Baseline environmental study for ambient air (PM_{10}, $PM_{2.5}$, SO_2, NO_x & CO),water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km, The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act,1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	**2**	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformity to prevailing Tree Act.

Member Secretary **Chairman**

B	**3**	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	**4**	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	**5**	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
B	**6**	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before and after development.
B	**7**	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	**8**	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	**9**	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	**10**	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL. HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concerned Coastal Zone Management Authority).
B	**11**	The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	**12**	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	**13**	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
B	**14**	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	**15**	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.

B	**16**	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.
B	**17**	Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
C	**Traffic Impact Study**	
C	**1**	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	**2**	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
C	**3**	Topographic details of roads and intersection of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.
C	**4**	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
C	**5**	Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	**6**	Parking statement mentioning parking as per DCR & parking provided actually.
C	**7**	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	**Environmental Impact and Management Plan**	
D	**1**	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	**2**	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	**3**	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E– waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along

		with marked locations on the master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.
D	**4**	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
D	**6**	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
D	**7**	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residential buildings are proposed.
D	**8**	A detailed phase wise development plan with safety planning where occupancy has been given.
D	**9**	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
D	**10**	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels& calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on ECBC compliance.
D	**11**	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total connected load shall be provided with Solar PV.
D	**12**	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
D	**13**	PP to submit Disaster management plan.
D	**14**	Preparation of site specific, executable and auditable environment management plan (EMP)
D	**15**	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.

D	**16**	Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc
E	**Environmental Modelling and additional Studies**	
E	**1**	Fugitive dust modelling by using local meteorological data.
E	**2**	Ecological footprint calculation using LCA approach.
E	**3**	Estimation of Carbon footprint of the project and its analysis to be included.
E	**4**	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
E	**6**	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
E	**7**	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
E	**8**	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
E	**9**	Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
E	**10**	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.
E	**11**	PP to refer "approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal : "ecmpcb.in".
F	**NOCs, Undertakings, CER and Litigations**	
F	**1**	NOC's required: a) CFO, b)Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H) Defence/NAD etc
F	**2**	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
F	**3**	Include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in PP's MoU with society /maintenance agencies /vendors.

Member Secretary **Chairman**

F	**4**	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
F	**5**	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
F	**6**	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
G	**Specific Term of Reference**	
G	**1**	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
G	**2**	As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
G	**3**	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Plan and (c) Community Augmentation Plan.
G	**4**	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
G	**5**	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
G	**6**	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, due to violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready Reckoner Rates as well as the cost towards implementation of EMP should be clearly spelt out.
G	**7**	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
G	**8**	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
G	**9**	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest

		norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
G	**10**	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
G	**11**	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
H	**Project Specific emerged points**	
H	**1**	PP to submit the DP Plan.
H	**2**	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) on site along with the chronology.
H	**3**	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
H	**4**	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.
H	**5**	PP to submit details of implementation of points mentioned in point number 68 along with financial requirements for same with EIA

Decision: -

After deliberation, Committee decided to recommend the proposal to SEIAA for grant of ToR.

******

Member Secretary **Chairman**

EXHIBIT-C

Minutes of 260th Day 1 (Part - E) meeting of SEIAA held on 02nd May, 2023

Item no. 43

Proposal No.:- SIA/MH/INFRA2/415917/2023 **Type of Project: EC**

Subject- ToR for Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions

Project Details-

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

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/415917/2023	
2	Name of Project	Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions	
3	Project category	8a (B1) Application is submitted as per OM dated 07.07.2021	
4	Type of Institution	Private	
5	Project Proponent	**Name**	Mr. Gautam Tingre
		Regd. Office address	S. No. 17/1A/2, Dhanori, Pune 411015
		Contact number	020-27028222
		e-mail	dhanoriec@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Fresh EC – ToR *Suo moto* violation case	
8	Details of previous EC	NA	
9	Location of the project	S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune	
10	Latitude and Longitude	Latitude: 18°35'57.49"N Longitude: 73°54'0.38"E	
11	Total Plot Area (m^2)	24,550.00	
12	Deductions (m^2)	5,424.34 (RW and Reservation area) + 3,520.00 (amenity) = 8,944.34	
13	Net Plot area (m^2)	15,605.66	
14	Proposed FSI area (m^2)	27,680.77	
15	Proposed non-FSI area (m^2)	20,978.99	
16	Proposed TBUA (m^2)	48,659.76	
17	TBUA (m^2) approved by	In Process	
18	Planning Authority till date	Pune Municipal Corporation (PMC)	
19	Ground coverage (m^2) & %	6494.00 & 33.95 %	
20	Total Project Cost (Rs.)	59.49 Cr	
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020	

<table>
<tr><td rowspan="9">22</td><td colspan="4">Details of Building Configuration:
<Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =S, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh></td><td colspan="3">Reason for Modification / Change</td></tr>
<tr><td colspan="3">~~Previous EC /~~ Existing Building</td><td colspan="3">Proposed Configuration</td></tr>
<tr><td>Building Name</td><td>Configuration</td><td>Height (m)</td><td>Building Name</td><td>Configuration</td><td>Height (m)</td><td rowspan="7">Completion received for Building A, C, D, E, F, Club house. No change proposed in these buildings. Building B (P+1) will be constructed up to P+10</td></tr>
<tr><td>Building A</td><td>P + 10</td><td>33.00</td><td>Building A</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building B</td><td>P + 1</td><td></td><td>Building B</td><td>P + 10</td><td>35.20</td></tr>
<tr><td>Building C</td><td>P + 10</td><td>33.00</td><td>Building C</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building D</td><td>P + 10</td><td>33.00</td><td>Building D</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building E</td><td>P + 10</td><td>33.00</td><td>Building E</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building F</td><td>P + 10</td><td>33.00</td><td>Building F</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Club House</td><td>G + 1</td><td>8.26</td><td>Club House</td><td>G + 1</td><td>8.26</td></tr>
<tr><td>23</td><td colspan="3">Total number of tenements</td><td colspan="4">430 Nos (Population – 2150 Nos)</td></tr>
<tr><td rowspan="6">24</td><td rowspan="6">Water Budget</td><td colspan="2">Dry Season (CMD)</td><td colspan="2">Wet Season (CMD)</td></tr>
<tr><td>Fresh Water</td><td>282</td><td>Fresh Water</td><td>282</td></tr>
<tr><td>Flushing (Recycled)</td><td>09</td><td>Flushing (Recycled)</td><td>09</td></tr>
<tr><td>Recycled (Gardening)</td><td>20</td><td>Recycled (Gardening)</td><td>00</td></tr>
<tr><td>Swimming Pool</td><td>01</td><td>Swimming Pool</td><td>00</td></tr>
<tr><td>Total</td><td>311</td><td>Total</td><td>291</td></tr>
<tr><td>25</td><td>Water Storage Capacity for Firefighting/UGT</td><td colspan="4">Fire tank for UGWT - 375 CMD
Fire tank for OHWT – 20 CMD for each wing</td></tr>
<tr><td>26</td><td>Source of water</td><td colspan="4">Pune Municipal Corporation (PMC)</td></tr>
<tr><td rowspan="3">27</td><td rowspan="3">Rainwater Harvesting (RWH)</td><td>Level of the Ground water table:</td><td colspan="3">Summer Season – 13.33 m. to 18.67 m. BGL. (16.00 BGL Avg.)
Rainy Season – 5.67 m. to 8.67 m. BGL. (7.17 BGL Avg.)
Winter Season – 9.50 m. to 13.67 m. BGL. (11.59 BGL Avg.)</td></tr>
<tr><td>Size and no of RWH tank(s) and Quantity:</td><td colspan="3">NA</td></tr>
<tr><td>Quantity and size of recharge pits:</td><td colspan="3">8 Nos. (4 for Roof-Top & 4 for Surface Run-Off)
Size:
a) 2.25 m. X 2.25 m. X 1.75 m. (Or equivalent volume) with 60 m. Deep 6" Dia. Bore Well via 1 no. of 0.9 m. Dia. 1.0 m. Deep de-siltation pit. for Roof Top
b) 2.25 m. X 2.25 m. X 1.50 m. (Or equivalent volume) with 60 m. Deep 6" Dia. Bore Well via 2 no. of 0.9 m. Dia. 1.0 m. Deep de-siltation pit for Surface</td></tr>
</table>

		Details of UGT tanks if any:	NA	
28	Sewage and Wastewater	Sewage generation in CMD:		262 KLD
		STP technology:		MBBR
		Capacity of STP (CMD):		300 KLD
29	Solid Waste Management during Construction Phase	**Type**	**Quantity (kg/day)**	**Treatment / disposal**
		Dry waste:	05	Will be handed over to authorised agency
		Wet waste:	08	Will be handed over to authorised agency
		Construction waste	debris from construction activity	Debris will be reused within site
30	Solid Waste Management during Operation Phase	**Type**	**Quantity (kg/day)**	**Treatment / disposal**
		Dry waste:	430	Will be handed over to authorized agency
		Wet waste:	645	Will be treated in OWC machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	06	Will be handed over to authorized agency
		STP Sludge (dry)	36	Used as Manure and rest will be handed over to nursery
31	Green Belt Development	Total RG area (m^2):		2276.50
		Existing trees on plot:		487
		Number of trees to be planted:		Required – 196 Nos
		Number of trees to be cut:		00
		Number of trees to be transplanted:		00
32	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		18 KW (1 DG set of 25 KVA)
		During Operation phase (Connected load):		1998 KW
		During Operation phase (Demand load):		833 KW
		Transformer:		2 X 630 KVA + 1 X 315 KVA
		DG set:		2 X 82.5 KVA
		Fuel used:		HSD
33	Details of Energy saving	Energy Conservation Measures in %: 21% • Solar water heating • Solar PV system • Energy efficient LED • V3F drive motors		

34	Environmental Management plan budget during Construction phase	**Type**	**Details**		**Cost (Rs. in Lakh)**
		Capital	Air, water, land, biological environment and socioeconomic environment		14.91
		O & M	Air, water and Noise Monitoring		1.25
35	Environmental Management plan Budget during Operation phase	**Component**	**Details**	**Capital (Rs. in Lakh)**	**O & M (Rs. in Lakh/Y)**
		Sewage treatment	STP	34.00	11.84
		RWH	Recharge pit	10.00	0.80
		Solid Waste	OWC	16.75	4.25
		Swimming Pool	--	17.98	1.26
		Green Belt Development	Plantation	95.60	2.29
		Energy saving	Solar water heating + Solar PV	64.0	1.28
		Environmental Monitoring	EMP costing	MoEF & CC approved laboratory	15.67
		Disaster Management	DMP Budgetary Allocation	-	-
36	Traffic Management	**Type**	**Required as per DCR**	**Actual Provided**	**Area per parking (m^2)**
		4-Wheeler	235	302	12.5
		2-Wheeler	900	915	2
37	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

SEAC Deliberation –

After detailed deliberations on the proposal committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020- IA.III dated 07.07.2021 issued by the Ministry of Environment, Forest & Climate Change, decided to issuing following Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP) :

Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases

The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28th January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018.

The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14th March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12th November 2018 in the proposal No IA/MH/MIN/68113/2017.		
A	**Project Description**	
A	**1**	Project description, its importance and benefits.
A	**2**	Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status ofthe study area, drainage). hydro geological survey report with graphs & data.
A	**3**	Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A	**4**	Land acquisition status, R & R details.
A	**5**	Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A	**6**	High Tension lines or Hazard lines if any on the plot.
A	**7**	Plan showing HFL/CRZ lines.
A	**8**	Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including tis configuration as per earlier EC (if applicable) and proposed development.
A	**9**	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
A	**10**	Project cost shall be based on government notified stamp duty ready reckoner at timeof application including cost of land and construction including civil, MEP works, environment services, site/land development, horticulture/landscape works etc complete
B	**Base Line Data**	
B	**1**	Baseline environmental study for ambient air (PM10, PM2.5, SO2, NOx & CO),water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km,The collection and analysis of data shall be done by an environmental laboratory dulynotified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act,1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	**2**	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformityto prevailing Tree Act.

B	**3**	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	**4**	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	**5**	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
B	**6**	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before andafter development.
B	**7**	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	**8**	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	**9**	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	**10**	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL. HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concernedCoastal Zone Management Authority).
B	**11**	The water requirement for the Project, its availability and source should be furnished.A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	**12**	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	**13**	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
B	**14**	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	**15**	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
B	**16**	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.

B	17	Information on site elevation, working depth, groundwater table etc. should beprovided both in AMSL and BGL. A schematic diagram may also be provided for thesame.
C	**Traffic Impact Study**	
C	1	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	2	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
C	3	Topographic details of roads and intersection of the surrounding roads where countsare taken, actual geometry on ground to be shown with dimensions.
C	4	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
C	5	Impact on local transport infrastructure due to the Project should be indicated.Projected increase in truck traffic as a result of the Project in the present road network(including those outside the Project area) should be worked out, indicating whether itis capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such asState Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	6	Parking statement mentioning parking as per DCR & parking provided actually.
C	7	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	**Environmental Impact and Management Plan**	
D	1	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	2	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOCof plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	3	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E– waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along
		with marked locations on the master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.

D	4	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on masterlayout with dimensions
D	6	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
D	7	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residentialbuildings are proposed.
D	8	A detailed phase wise development plan with safety planning where occupancy has been given.
D	9	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
D	10	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels& calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phaseof the project. Report on ECBC compliance.
D	11	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total connected load shall be provided with Solar PV.
D	12	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
D	13	PP to submit Disaster management plan.
D	14	Preparation of site specific, executable and auditable environment management plan (EMP)
D	15	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done shouldbe given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
D	16	Benefits of the Project if the Project is implemented should be spelt out. The benefitsof the Project shall clearly indicate environmental, social, economic, employment potential, etc
E	**Environmental Modelling and additional Studies**	

E	1	Fugitive dust modelling by using local meteorological data.
E	2	Ecological footprint calculation using LCA approach.
E	3	Estimation of Carbon footprint of the project and its analysis to be included.
E	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done byan environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council ofScientific and Industrial Research (CSIR) institution working in the field of environment.
E	6	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
E	7	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
E	8	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
E	9	Detailed environmental management plan (EMP) to mitigate the environmentalimpacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides otherimpacts specific to the proposed Project.
E	10	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the sameshould be provided and also incorporated in the final EIA/EMP Report of the Project.
E	11	PP to refer "approach paper for assessment for environmental damage and estimationof remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal : "ecmpcb.in".
F	**NOCs, Undertakings, CER and Litigations**	
F	1	NOC's required: a) CFO, b)Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H) Defence/NAD etc
F	2	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
F	3	Include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in PP's MoU with society /maintenance agencies /vendors.
F	4	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
F	5	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
F	6	Details of litigation pending against the project, if any, with direction /order passedby any Court of Law against the Project should be given.

G	Specific Term of Reference	
G	1	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
G	2	As per extant regulations at the time of scoping, if it is viewed that the project activityis otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
G	3	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Planand (c) Community Augmentation Plan.
G	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
G	5	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessmentfor Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
G	6	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, dueto violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready ReckonerRates as well as the cost towards implementation of EMP should be clearly spelt out.
G	7	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
G	8	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
G	9	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest
		norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholdersor stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.

G	10	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
G	11	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
H	**Project Specific emerged points**	
H	1	PP to submit the DP Plan.
H	2	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) on site along with the chronology.
H	3	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
H	4	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.
H	5	PP to submit details of implementation of points mentioned in point number 68 along with financial requirements for same with EIA

Recommendations of SEAC-

After deliberation, Committee decided to recommend the proposal to SEIAA for grant of ToR.

Deliberation in SEIAA-

Proposal is recommended in 167th meeting of SEAC-3 for grant of Terms of References (ToR) under violation category as per MoEF&CC OM dted 07.07.2021.

SEIAA further directed SEIAA cell to communicate with MPCB to confirm whether action has been initiated against the Project Proponent under section 15 of Environment (Protection) Act, 1986 for violating provisions of EIA Notification, 2006.

SEIAA after deliberation decided to grant of Terms of References (ToR) as per recommendation of SEAC.

SEIAA Decision-

SEIAA after deliberation decided to grant of Terms of References (ToR) as per recommendation of SEAC.

EXHIBIT-D

TimeLine Details

Proposal received date at each stage of flow.

Proposal No.* : SIA/MH/INFRA2/415917/2023

Project Name* : Palladium Homes

Project Sector* : INFRA-2

Date of submission* : 31 Jan 2023

Submitted by Proponent	Query for Shortcoming(if any) by SEIAA	Resubmission of Proposal by Proponent	Accepted by SEIAA and forwarded to SEAC	Query for Shortcoming(if any) by SEAC	Resubmission of Proposal by Proponent	Accepted by SEAC	Forwarded to SEIAA for TOR	TOR Letter Uploaded On	TOR Granted
31/01/2023	NA	NA	01/02/2023	N/A	N/A	24/02/2023	N/A	02/06/2023	

Print page

State Environment Impact Assessment Authority

No. SIA/MH/INFRA2/415917/2023
Environment & Climate Change
Department, 217(Annex),
Mantralaya, Mumbai- 400032.
Date :20.04.2023.

To,
M/s. Raojee Constructions,
S. No. 16 H. No. 2 & 4 at Dhanori,
Taluka Haveli, Dist. Pune.

Subject: ToR for Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions

Ref. : Your application no. SIA/MH/INFRA2/415917/2023

This has reference to your proposal submitted to State Environment Impact Assessment Authority (SEIAA) for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986 under violation category as per MoEF&CC OM dated 07.07.2021.

2. The proposal for grant of Terms of Reference (ToR) which was considered by the State Expert Appraisal Committee (SEAC-3) in its 167th meeting and by SEIAA in its 260th (Day-1) meeting held on 02.05.2023.
3. ToR for the said project is issued as per details of the project, which are as given below:-

1	Proposal Number	SIA/MH/INFRA2/415917/2023	
2	Name of Project	Residential development "Palladium Homes" on S. No. 16 H. No. 2& 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions	
3	Project category	8a (B1) Application is submitted as per OM dated 07.07.2021	
4	Type of Institution	Private	
5	Project Proponent	**Name**	Mr. Gautam Tingre
		Regd. Office address	S. No. 17/1A/2, Dhanori, Pune 411015
		Contact number	020-27028222
		e-mail	dhanoriec@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Fresh EC – ToR *Suo moto* violation case	
8	Details of previous EC	NA	
9	Location of the project	S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune	
10	Latitude and Longitude	Latitude: 18°35'57.49"N Longitude: 73°54'0.38"E	
11	Total Plot Area (m^2)	24,550.00	
12	Deductions (m^2)	5,424.34 (RW and Reservation area) + 3,520.00 (amenity) = 8,944.34	

13	Net Plot area (m^2)	15,605.66
14	Proposed FSI area (m^2)	27,680.77
15	Proposed non-FSI area (m^2)	20,978.99
16	Proposed TBUA (m^2)	48,659.76
17	TBUA (m^2) approved by	In Process
18	Planning Authority till date	Pune Municipal Corporation (PMC)
19	Ground coverage (m^2) & %	6494.00 & 33.95 %
20	Total Project Cost (Rs.)	59.49 Cr
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020

22 Details of Building Configuration:
<Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =S, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>

~~Previous EC /~~ Existing Building			Proposed Configuration			Reason for Modification / Change
Building Name	**Configuration**	**Height (m)**	**Building Name**	**Configuration**	**Height (m)**	
Building A	P + 10	33.00	Building A	P + 10	33.00	Completion received for Building A, C, D, E, F, Club house. No change proposed in these buildings. Building B (P+1) will be constructed up to P+10
Building B	P + 1		Building B	P + 10	35.20	
Building C	P + 10	33.00	Building C	P + 10	33.00	
Building D	P + 10	33.00	Building D	P + 10	33.00	
Building E	P + 10	33.00	Building E	P + 10	33.00	
Building F	P + 10	33.00	Building F	P + 10	33.00	
Club House	G + 1	8.26	Club House	G + 1	8.26	

23	Total number of tenements	430 Nos (Population – 2150 Nos)			
24	Water Budget	**Dry Season (CMD)**		**Wet Season (CMD)**	
		Fresh Water	282	Fresh Water	282
		Flushing (Recycled)	09	Flushing (Recycled)	09
		Recycled (Gardening)	20	Recycled (Gardening)	00
		Swimming Pool	01	Swimming Pool	00
		Total	311	Total	291
		Excess treated water	233	Excess treated water	253
25	Water Storage Capacity for Firefighting/UGT	Fire tank for UGWT - 375 CMD Fire tank for OHWT – 20 CMD for each wing			
26	Source of water	**Pune Municipal Corporation (PMC)**			

27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 13.33 m. to 18.67 m. BGL. (16.00 BGL Avg.) Rainy Season – 5.67 m. to 8.67 m. BGL. (7.17 BGL Avg.) Winter Season – 9.50 m. to 13.67 m. BGL. (11.59 BGL Avg.)	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	8 Nos. (4 for Roof-Top & 4 for Surface Run-Off) **Size:** **a) 2.25 m. X 2.25 m. X 1.75 m. (Or equivalent volume) with 60 m. Deep 6" Dia. Bore Well via 1 no. of 0.9 m. Dia. 1.0 m. Deep de-siltation pit. for Roof Top** **b) 2.25 m. X 2.25 m. X 1.50 m. (Or equivalent volume) with 60 m. Deep 6" Dia. Bore Well via 2 no. of 0.9 m. Dia. 1.0 m. Deep de-siltation pit for Surface**	
		Details of UGT tanks if any:	NA	
28	Sewage and Wastewater	Sewage generation in CMD:		262 KLD
		STP technology:		MBBR
		Capacity of STP (CMD):		300 KLD
29	Solid Waste Management during Construction Phase	**Type**	**Quantity (kg/day)**	**Treatment / disposal**
		Dry waste:	05	Will be handed over to authorised agency
		Wet waste:	08	Will be handed over to authorised agency
		Construction waste	debris from construction activity	Debris will be reused within site
30	Solid Waste Management during Operation Phase	**Type**	**Quantity (kg/day)**	**Treatment / disposal**
		Dry waste:	430	Will be handed over to authorized agency
		Wet waste:	645	Will be treated in OWC machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	06	Will be handed over to authorized agency
		STP Sludge (dry)	36	Used as Manure and rest will be handed over to nursery
31	Green Belt Development	Total RG area (m^2):		2276.50
		Existing trees on plot:		487
		Number of trees to be planted:		Required – 196 Nos
		Number of trees to be cut:		00
		Number of trees to be transplanted:		00
		Source of power supply:		MSEDCL

32	Power requirement:	During Construction Phase (Demand Load):	18 KW (1 DG set of 25 KVA)
		During Operation phase (Connected load):	1998 KW
		During Operation phase (Demand load):	833 KW
		Transformer:	2 X 630 KVA + 1 X 315 KVA
		DG set:	2 X 82.5 KVA
		Fuel used:	HSD
33	Details of Energy saving	Energy Conservation Measures in %: 21% • Solar water heating • Solar PV system • Energy efficient LED • V3F drive motors	

34	Environmental Management plan budget during Construction phase	**Type**	**Details**	**Cost (Rs. in Lakh)**
		Capital	Air, water, land, biological environment and socioeconomic environment	14.91
		O & M	Air, water and Noise Monitoring	1.25

35	Environmental Management plan Budget during Operation phase	**Component**	**Details**	**Capital (Rs. in Lakh)**	**O & M (Rs. in Lakh/Y)**
		Sewage treatment	STP	34.00	11.84
		RWH	Recharge pit	10.00	0.80
		Solid Waste	OWC	16.75	4.25
		Swimming Pool	--	17.98	1.26
		Green Belt Development	Plantation	95.60	2.29
		Energy saving	Solar water heating + Solar PV	64.0	1.28
		Environmental Monitoring	EMP costing	MoEF & CC approved laboratory	15.67
		Disaster Management	DMP Budgetary Allocation	-	-

36	Traffic Management	**Type**	**Required as per DCR**	**Actual Provided**	**Area per parking (m^2)**
		4-Wheeler	235	302	12.5
		2-Wheeler	900	915	2

37	Details of Court cases / litigations w.r.t. the project and project location if any.	NA

4. The project/ activity is covered under item 8(a) 'Townships and Area Development Projects' of the Schedule to the EIA Notification, 2006 under violation category.

5. SEAC-3 in its 167th meeting after detailed deliberation recommended the project for grant of ToR.As per the recommendations of the SEAC, the SEIAA hereby accords ToR for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) the following specific and general conditions:-

The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14th March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12th November 2018 in the proposal No IA/MH/MIN/68113/2017.		
A	**Project Description**	
A	**1**	Project description, its importance and benefits.
A	**2**	Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status ofthe study area, drainage). hydro geological survey report with graphs & data.
A	**3**	Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A	**4**	Land acquisition status, R & R details.
A	**5**	Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A	**6**	High Tension lines or Hazard lines if any on the plot.
A	**7**	Plan showing HFL/CRZ lines.
A	**8**	Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including tis configuration as per earlier EC (if applicable) and proposed development.
A	**9**	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
A	**10**	Project cost shall be based on government notified stamp duty ready reckoner at timeof application including cost of land and construction including civil, MEP works, environment services, site/land development, horticulture/landscape works etc complete
B	**Base Line Data**	
B	**1**	Baseline environmental study for ambient air (PM10, PM2.5, SO2, NOx & CO),water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km,The collection and analysis of data shall be done by an environmental laboratory dulynotified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act,1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	**2**	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformityto prevailing Tree Act.

B	3	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	4	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	5	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
B	6	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before andafter development.
B	7	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	8	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	9	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	10	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL. HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concernedCoastal Zone Management Authority).
B	11	The water requirement for the Project, its availability and source should be furnished.A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	12	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	13	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
B	14	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	15	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
B	16	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.

B	17	Information on site elevation, working depth, groundwater table etc. should beprovided both in AMSL and BGL. A schematic diagram may also be provided for thesame.
C	**Traffic Impact Study**	
C	1	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	2	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
C	3	Topographic details of roads and intersection of the surrounding roads where countsare taken, actual geometry on ground to be shown with dimensions.
C	4	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
C	5	Impact on local transport infrastructure due to the Project should be indicated.Projected increase in truck traffic as a result of the Project in the present road network(including those outside the Project area) should be worked out, indicating whether itis capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such asState Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	6	Parking statement mentioning parking as per DCR & parking provided actually.
C	7	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	**Environmental Impact and Management Plan**	
D	1	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	2	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOCof plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	3	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E– waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along
		with marked locations on the master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.

D	4	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
D	6	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
D	7	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residentialbuildings are proposed.
D	8	A detailed phase wise development plan with safety planning where occupancy has been given.
D	9	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
D	10	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels& calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phaseof the project. Report on ECBC compliance.
D	11	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total connected load shall be provided with Solar PV.
D	12	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
D	13	PP to submit Disaster management plan.
D	14	Preparation of site specific, executable and auditable environment management plan (EMP)
D	15	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done shouldbe given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
D	16	Benefits of the Project if the Project is implemented should be spelt out. The benefitsof the Project shall clearly indicate environmental, social, economic, employment potential, etc
E	**Environmental Modelling and additional Studies**	

E	1	Fugitive dust modelling by using local meteorological data.
E	2	Ecological footprint calculation using LCA approach.
E	3	Estimation of Carbon footprint of the project and its analysis to be included.
E	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done byan environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council ofScientific and Industrial Research (CSIR) institution working in the field of environment.
E	6	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
E	7	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
E	8	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
E	9	Detailed environmental management plan (EMP) to mitigate the environmentalimpacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides otherimpacts specific to the proposed Project.
E	10	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the sameshould be provided and also incorporated in the final EIA/EMP Report of the Project.
E	11	PP to refer "approach paper for assessment for environmental damage and estimationof remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal : "ecmpcb.in".
F	**NOCs, Undertakings, CER and Litigations**	
F	1	NOC's required: a) CFO, b)Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H) Defence/NAD etc
F	2	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
F	3	Include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in PP's MoU with society /maintenance agencies /vendors.
F	4	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
F	5	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
F	6	Details of litigation pending against the project, if any, with direction /order passedby any Court of Law against the Project should be given.

G	Specific Term of Reference	
G	1	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
G	2	As per extant regulations at the time of scoping, if it is viewed that the project activityis otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
G	3	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Planand (c) Community Augmentation Plan.
G	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
G	5	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessmentfor Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
G	6	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, dueto violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready ReckonerRates as well as the cost towards implementation of EMP should be clearly spelt out.
G	7	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
G	8	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
G	9	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest
		norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholdersor stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.

G	10	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
G	11	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
H	**Project Specific emerged points**	
H	1	PP to submit the DP Plan.
H	2	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) on site along with the chronology.
H	3	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
H	4	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.
H	5	PP to submit details of implementation of points mentioned in point number 68 along with financial requirements for same with EIA

General Guidelines

i. The EIA document shall be printed on both sides, as for as possible.
ii. All documents should be properly indexed, page numbered.
iii. Period/date of data collection should be clearly indicated.
iv. The letter/application for EC should quote the Proposal No. and also attach a copy of the letter prescribing the ToR.
v. The copy of the letter received from the SEIAA on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
vi. The final EIA-EMP report submitted to the SEIAA must incorporate the issues mentioned in ToR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP Report where the specific ToR prescribed by Ministry. Questionnaire related to the project (posted on MoEF & CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
vii. Grant of ToR does not mean grant of EC.
viii. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
ix. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed ToRs (ToR proposed by the project proponent and additional

ToR given by the MoEF & CC) have been complied with and the data submitted is factually correct (Refer MoEF & CC Office memorandum dated 4th August, 2009).

x. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF & CC Office Memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.

xi. All the ToR points as presented before the State Expert Appraisal Committee (SEAC) shall be covered.

6. The above ToR should be considered in addition to all the relevant information as per the 'Generic Structure of EIA' given in Appendix III and IIIA in the EIA Notification, 2006.
7. The project proponent shall submit the detailed final EIA/EMP prepared as per ToR to the SEIAA for considering the proposal for environmental clearance within 3 years as per the MoEF & CC O.M. No. J-11013/41/2006-IA-II (I) (Part) dated 29.08.2017.
8. The consultants involved in preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/ Laboratories including their status of approvals etc. vide Notification of the MoEF&CC dated 19.07.2013.
9. The prescribed ToR would be valid for a period of three years for submission of the EIA/EMP Reports.

(Pravin Darade)
Principal Secretary &
Member Secretary, SEIAA

Copy to:

1. Chairman, SEIAA (Maharashtra), Mumbai.
2. Principal Secretary, Environment, Room no.217, Annex. Bldg., Mantralaya, Mumbai.
3. Member Secretary, SEAC-3, 15th floor, New Administrative Building, Mantralaya, Mumbai.
4. Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th Floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.

EXHIBIT-E

F.No. IA3-22/10/2022-IA.III [E 177258]
Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division
***

Indira Paryavaran Bhawan
3rd Floor, Vayu Wing, Jor Bagh Road
Ali Ganj, New Delhi-3

Dated: 2nd August, 2023

OFFICE MEMORANDUM

Subject: Procedure for consideration of Category 'B' proposals at Central level due to the non-functionality or delay in constitution of SEIAA/SEAC – reg.

The State Environmental Impact Assessment Authorities (SEIAAs)/State Expert Appraisal Committees (SEACs) have been constituted in exercise of the powers conferred by sub-section (3) of section 3 of the Environment (Protection) Act, 1986 for decentralisation of the Environment Clearance (EC) process and grant of Environment Clearances at the State level. All projects or activities under Category 'B' in the Schedule of the EIA Notification, 2006 are appraised by the respective SEACs/SEIAAs of the States/UTs.

2. As per the extant provisions of EIA, 2006, in the absence of a duly constituted SEIAA/SEAC, a Category 'B' project shall be considered at the Central Level as a Category 'B' project. However, instances have been brought to the notice of this Ministry that in the event of non-functionality or delay in constitution of SEIAA/SEAC, many proposals submitted to SEIAA are held up at different stages of EC process at the State level. The matter has been examined in the Ministry and it is observed that there could be different situations arising out of non-functionality or delay in constitution of SEIAA/SEAC as enumerated below:

i. Proposals submitted to SEIAA and not accepted by SEIAA.

ii. Proposals received by SEAC/SEIAA and have been processed or are under processing.

iii. Proposals considered and/or deferred by SEAC for various reasons.

iv. Proposals recommended by SEAC but not forwarded to/not approved by SEIAA.

v. Proposals (which do not require examination of SEAC) accepted by SEIAA but not processed and/or deferred for various reasons.

vi. Proposals approved by SEIAA but minutes/letter not uploaded on PARIVESH.

3. In this regard, the Ministry deems it necessary to clarify the process for handling such proposals. For the scenarios mentioned at sub para (i) to (v) of para 2 above, the following procedures shall be followed:

i. Consequent upon the non-functioning/discontinuation of SEIAA/SEACs, the Member Secretary of SEIAA/State Government shall submit the details of the pending proposals to the PARIVESH of MoEF&CC with a request to transfer such proposals to the Central level.

ii. PARIVESH shall examine the aforesaid request and seek the approval of the Competent Authority for the transfer of proposals from SEIAA/SEAC to the Central level.

iii. Thereafter, the proposals from the SEIAA/SEAC shall be transferred through PARIVESH to the concerned Member Secretary of the EAC at Central level.

iv. The concerned Member Secretary of the EAC at Central level shall carry out the due diligence to ascertain the level of examination/appraisal needed to be carried out by the Central level EAC based on the stage at which the proposal was pending for appraisal at the concerned SEIAA/SEAC.

4. For the scenario mentioned at sub para (vi) of para 2 above, based on the request from the Member Secretary of SEIAA/State Government, a window period of 15 days shall be provided to the Member Secretary SEIAA, extendable by a further period of 15 days, to only upload the minutes/letters for the proposals which were duly approved by SEIAA before it became non-functional.

5. Further, in case of only SEIAA becoming non-functional / discontinued due to various reasons, the proposals pending with SEAC for (re)consideration up to the day of such discontinuation shall be (re)considered by the respective SEAC and forwarded to the Ministry along with recommendation as per the procedure prescribed at Para 3 above.

6. This is issued with the approval of Competent Authority.

2/8/2023

(Sundar Ramanathan)
Scientist E

To

1. Chairman, Central Pollution Control Board (CPCB).
2. Chairman of all the Expert Appraisal Committees
3. Chairperson/Member Secretaries of all the SEIAAs/SEACs

4. Chairpersons/Member Secretaries of all SPCBs/UTPCCs
5. All the Officers of IA Division

Copy for information to:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS (EF&CC)
3. Sr.PPS to Secretary (EF&CC)
4. Sr.PPS to AS(TK) / AS (NPG)
5. Sr.PPS to JS (SKB)
6. Website, MoEF&CC
7. Guard file.

Application for EC (Category A, B1, and B2 Violation) - Form 1

1. Details of Terms of Reference (ToR)

2. Select nature of the ToR	ToR prescribed by EAC and Ministry

Note: Please select option "Standard ToR available on website" in case of Expansion under 7 (ii) (a).

2.1. Date of issuance of ToR/Standard ToR	20/04/2023
2.2. Date of issuance of Additional ToR, if any	
2.3. MoEF&CC / SEIAA File No.	SIA/MH/Infra 2/415917/2023
2.4. Upload ToR letter (PDF only)	TOR letter.pdf Preview
2.5. Whether any amendment to ToR has been obtained	No

3. Details of Public Consultation

3.1. Whether the Project has been exempted from Public Hearing?	Yes
3.1.1. Reason	Building or Construction projects or Area Development projects or Townships

Baseline Details

3. Summary of Baseline Data

Details of Baseline data collection

3.1. Season	Summer

Period of collection

3.2. From	01/03/2023
3.3. To	31/03/2023

Number of monitoring locations

3.4. Meteorology (Nos.)	1
3.5. Ambient Air Quality (Nos.)	5
3.6. Surface Water Quality (Nos.)	4
3.7. Ground Water Quality (Nos.)	2
3.8. Ground Water Level (Nos.)	1
3.9. Noise Level (Nos.)	5
3.10. Soil Quality (Nos.)	5

4. Meteorological Parameters

Parameter	Min. Value	Max. Value	Mean Value
4.1. Temperature (°C)	13.4	35.4	25.4
4.2. Wind Speed (m/s)	0.01	10.5	2.23
4.3. Relative Humidity (%)	9.91	96.34	42.75
4.4. Solar Radiation (W/m²)	0.01	1045	282.45
	Total rainfall (mm)	No. of rainy days	Average annual rainfall (mm)
4.5. Rainfall	8.9	7	722
4.6. Predominant Wind direction	West (W)		

4.6. Predominant Wind direction — West (W)

5. Ambient Air Quality

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location			Observed Value			
Buffer Zone	Criteria Pollutant	Unit	From	To	Mean Value	Prescribed Standard
Buffer Zone	PM10	Micro Gram per Meter Cube	59.80	54.60	57.2	100
Buffer Zone	PM2.5	Micro Gram per Meter Cube	41.90	37.50	39.7	60
Buffer Zone	SO2	Micro Gram per Meter Cube	8.20	6.60	7.4	80
Buffer Zone	NOX	Micro Gram per Meter Cube	36.60	27.00	31.8	80
Buffer Zone	CO	Micro Gram per Meter Cube	1.80	1.50	1.65	2

Monitoring Location			Observed Value			
Core Zone	Criteria Pollutant	Unit	From	To	Mean Value	Prescribed Standard
Core Zone	PM10	Micro Gram per Meter Cube	53.60	46.60	49.4	100
Core Zone	PM2.5	Micro Gram per Meter Cube	37.00	28.50	32.5	60
Core Zone	SO2	Micro Gram per Meter Cube	9.90	5.20	6.8	80
Core Zone	NOx	Micro Gram per Meter Cube	21.2	17.20	18.9	80
Core Zone	Co	Micro Gram per Meter Cube	1.30	0.60	1.0	2

6. Surface Water Quality

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location			Observed Value			CPCB Water Quality Criteria	
Buffer Zone	Criteria Pollutant	Unit	From	To	Standard as per IS: 2296-1982	Class	Standard
Buffer Zone	Total Hardness	mg/L	248	310	300	Class E	200
Buffer Zone	Fluoride	mg/L	0.20	0.42	1.5	Class E	1.00
Buffer Zone	pH	pH Scale	6.41	8.30	8.5	Class E	9.0
Buffer Zone	Chlorides	mg/L	120	140	250	Class E	250
Buffer Zone	TDS	mg/L	490.00	580.00	500	Class E	500
Buffer Zone	COD	mg/L	40.60	49.80	250	Class E	250

Monitoring Location			Observed Value			CPCB Water Quality Criteria	
Core Zone	Criteria Pollutant	Unit	From	To	Standard as per IS: 2296-1982	Class	Standard
Core Zone	Fluoride	mg/L	0.30	0.30	1.5	Class E	1.00
Core Zone	pH	pH scale	7.50	7.50	8.5	Class E	9.0
Core Zone	Total Hardness	mg/L	210	210	300	Class E	200
Core Zone	TSS	mg/L	14.00	14.00	100	Class E	100
Core Zone	TDS	mg/L	480	480	500	Class E	500
Core Zone	TSS	mg/L	18.00	32.00	100	Class E	100
Core Zone	Chlorides	mg/L	134	134	250	Class E	250
Core Zone	DO	mg/L	4.10	4.10	4	Class E	4
Core Zone	BOD	mg/L	13.70	13.70	30	Class E	30
Core Zone	DO	mg/L	4.80	5.10	4	Class E	4
Core Zone	COD	mg/L	49.50	49.50	250	Class E	250

Core Zone	COD	mg/L	48.50	48.50	250		Class E	250

7. Ground Water Quality

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location	Criteria Pollutant	Unit	Observed Value		Standard as per IS: 10500 Desired Limits	Standard as per IS: 10500 Permissible Limits
Buffer Zone			From	To		
Buffer Zone	pH	ph Scale	6.90	6.90	8.5	8.5
Buffer Zone	TSS	mg/L	32	32	0	0
Buffer Zone	Total Hardness	mg/L	176.00	176.00	200	600
Buffer Zone	TDS	mg/L	320.00	320.00	500	2000
Buffer Zone	Fluoride	mg/L	0.82	0.82	1	1.5

Monitoring Location			Observed Value			
Core Zone	Criteria Pollutant	Unit	From	To	IS: 10500 Desired Limits	IS: 10500 Permissible Limits
Core Zone	pH	pH Scale	7.30	7.30	8.5	8.5
Core Zone	Chlorides	mg/L	84	84	250	1000
Core Zone	Total Hardness	mg/L	178	178	200	600
Core Zone	TSS	mg/L	24.00	24.00	0	00
Core Zone	TDS	mg/L	350	350	500	2000
Core Zone	Fluoride	mg/L	0.74	0.74	1	1.5
Core Zone	Chlorides	mg/L	64.00	64.00	250	1000

8. Ground Water Level (Phreatic Surface)

Monitoring Location	Range of Water Table Pre-monsoon Season (in m below ground level)		Range of Water Table Post-monsoon Season (in m below ground level)	
Buffer Zone	From (Pre-monsoon)	To (Pre-monsoon)	From (Post-monsoon)	To (Post-monsoon)
Buffer Zone	13.33	18.67	13.67	9.50

Monitoring Location	Range of Water Table Pre-monsoon Season (in m below ground level)		Range of Water Table Post-monsoon Season (in m below ground level)	
Core Zone	From (Pre-monsoon)	To (Pre-monsoon)	From (Post-monsoon)	To (Post-monsoon)
Core Zone	13.33	18.67	9.50	13.67

9. Whether Ground Water Intersection will be there? No

10. Noise Level

Monitoring Location		Observed Noise Level(dB(A))				Prescribed Standard(dB(A))	
Buffer Zone		Day Time Level		Night Time Level		Day Time Level	Night Time Level
	Category	From	To	From	To		
Buffer Zone	Commercial area	56.8	50.4	54.6	48.6	65	55
Buffer Zone	Commercial area	64.4	58.3	54.2	49.7	65	55
Buffer Zone	Commercial area	64.8	59.3	53.6	49.6	65	55

Buffer Zone	Silence Zone	49.7	45.1	39.6	37.2	50	40

Monitoring Location		Observed Noise Level(dB(A))				Prescribed Standard(dB(A))	
Core Zone		Day Time Level		Night Time Level		Day Time Level	Night Time Level
	Category	From	To	From	To		
Core Zone	Residential area	57.8	45.2	50.7	36.0	55	45

11. Soil Quality

Physical Characteristics

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location		Particle Size Distribution (%)				
Buffer Zone	Soil Texture	Sand	Silt	Clay	Water Holding Capacity (%)	Porosity (%)
Buffer Zone	Clay	29	30	38	45	48

Monitoring Location		Particle Size Distribution (%)				
Core Zone	Soil Texture	Sand	Silt	Clay	Water Holding Capacity (%)	Porosity (%)
Core Zone	Silty Clay	28	30	42	42	48

12. Chemical Properties

Note: Please Specify range in case of data monitored at multiple locations

Monitoring Location		Observed Value			
Buffer Zone	Criteria Parameter	From	To	Unit	Permissible Standard
Buffer Zone	Nitrogen	380.20	150.90	Kg/ha	00
Buffer Zone	Potassium	289.30	155.10	Kg/ha	00
Buffer Zone	Phosphorus	26.20	9.60	Kg/ha	00
Buffer Zone	Sodium Absorption Ratio	17.20	6.40	NA	00

Monitoring Location		Observed Value			
Core Zone	Criteria Parameter	From	To	Unit	Permissible Standard
Core Zone	Nitrogen	310	310	Kg/ha	00
Core Zone	Phosphorus	13	13	Kg/ha	00
Core Zone	Potassium	120	120	kg/ha	00
Core Zone	Sodium Absorption Ratio	12.10	12.10	NA	00

13. Whether Traffic study has been conducted? Yes

Meteorological Parameters

Parameter	Existing	Proposed
13.1. Road	Dhanori Road	Dhanori Road
13.2. V (volume in PCU/day)	1771	2896
13.3. C (capacity in PCU/day)	4320	4320
13.4. Existing V/C Ratio	0.41	0.6
13.5. LOS	0.16	0.68

13.5. LOS	0.16	0.46

14. Whether any Schedule-I Species found in the study area? No

14.1. Whether conservation plan for Schedule-I Species has been approved by competent authority? N/A

15. Impact Prediction

Air Quality Impact Prediction

Monitoring Location			Criteria Pollutant	Unit	Baseline Concentration [A]	Predicted incremental value considering worst case stability class [B]	Total GLC [A]+[B]	Prescribed Standard
Lat	Long	Core/Buffer						
18° 36' 45"N	73° 52' 22" E	Buffer Zone	PM10	Microgram per m3	55.40	0	55.4	100
18° 35' 26"N	73° 54' 24" E	Buffer Zone	CO	Microgram per m3	1700	0.97	1700.97	4000
18° 36' 45"N	73° 52' 22" E	Buffer Zone	CO	Microgram per m3	1500	0.65	1500.65	4000
18° 35' 57"N	73° 54' 1" E	Core Zone	SO2	Microgram per m3	12.30	0.01	12.31	80
18° 35' 56"N	73° 53' 49" E	Buffer Zone	SO2	Microgram per m3	10.80	0.09	10.89	80
18° 35' 46"N	73° 55' 29" E	Buffer Zone	SO2	Microgram per m3	11.60	0.06	11.66	80
18° 35' 26"N	73° 54' 24" E	Buffer Zone	SO2	Microgram per m3	11.40	0.03	11.43	80
18° 36' 45"N	73° 52' 22" E	Buffer Zone	SO2	Microgram per m3	10.40	0.02	10.42	80
18° 35' 57"N	73° 54' 1" E	Core Zone	NOx	Microgram per m3	21.20	0.11	21.31	80
18° 35' 46"N	73° 55' 29" E	Buffer Zone	CO	Microgram per m3	1500	0.65	1500.65	4000
18° 35' 56"N	73° 54' 49" E	Buffer Zone	NOx	Microgram per m3	27.30	0.29	27.59	80
18° 35' 26"N	73° 54' 24" E	Buffer Zone	NOx	Microgram per m3	30.40	0.08	30.48	80
18° 35' 57"N	73° 54' 1" E	Core Zone	PM10	Microgram per m3	53.60	0.01	53.61	100
18° 35' 56"N	73° 53' 49" E	Buffer Zone	PM10	Microgram per m3	54.60	0.02	54.62	100
18°	73° 55'			Microgra				

35' 46"N	73° 55' 29" E	Buffer Zone	NOx	m per m3	36.60	0.17	36.77	80
18° 35' 56"N	73° 53' 49" E	Buffer Zone	CO	Microgra m per m3	1500	2.55	1502.55	4000
18° 35' 46"N	73° 55' 29" E	Buffer Zone	PM10	Microgra m per m3	59.80	0.01	59.81	100
18° 35' 26"N	73° 54' 24" E	Buffer Zone	PM10	Microgra m per m3	57.30	0.01	57.31	100
18° 36' 45"N	73° 52' 23" E	Buffer Zone	NOx	Microgra m per m3	27	0.05	27.05	80
18° 35' 57"N	73° 54' 1" E	Core Zone	CO	Microgra m per m3	1300	0.36	1300.36	4000

16. Funds Allocated for Environment Management

16.1. Funds Allocated for Environment Management (Capital) (in Lakhs)	238.33
16.2. Funds Allocated towards Corporate Environmental Responsibility (in Lakhs)	0
16.3. Funds Allocated for Environment Management Plan (EMP) (Recurring per Annum) (in Lakhs)	37.39

Summary of allocation of fund for EMP

EMPs	Capital Cost (INR)	Recurring Cost per Annum (INR)
Total	N/A	N/A

17. Status of Land Acquisition — Acquired

18. Details of Post-project monitoring program

Parameters to be monitored during construction and operation of the unit

Attribute	Parameters proposed for monitoring	Monitoring Lat	Monitoring Long	Mode of Monitoring	Frequency of Monitoring	Project phase in which monitoring is required	Monitoring Agency
Air Quality	PM (2.5), PM (10), CO, SO2 & NOX	18° 35' 57"	73° 54' 1"	Manual	Quaterly in Year	Construction	Third Party
Water Quality	Physical, Chemical and Bacteriological Parameters	18° 35' 57"	73° 54' 1"	Manual	Once in Week	Construction	Third Party
Noise Quality	Equivalent Noise Level dB(A)	18° 35' 57"	73° 54' 1"	Manual	Daily	Construction	Third Party
Air Quality	PM10, PM2.5, SO2, NOx & CO	18° 35' 57"	73° 54' 1"	Manual	Quaterly	Operation	Third Party
Noise Quality	Equivalent Noise Level dB(A)	18° 35' 57"	73° 54' 1"	Manual	Quaterly	Operation	Third Party
Water Quality	30 Parameters	18° 35' 57"	73° 54' 1"	Manual	Quartely	Operation	Third Party

19. Whether Environmental cell is proposed for implementation and monitoring of EMP — Yes

19.1. Organizational structure of the Environmental Management Cell — Given in EMP and EIA

19.2. Details of responsibilities and scope of work, assigned to each member in the organizational structure of the Environmental Management Cell	Given in EMP and EIA
19.3. Details on procedure to report observation of Environmental Management Cell to Project Head	Given in EMP and EIA
20. Whether compliance report from integrated regional office on existing EC is obtained?	Not applicable as proposal is new project

Enclosures

21. Document to be attached

21.1. Upload Copy of Final EIA/EMP Report	EIA Report with Annexure.pdf
21.2. Executive summary of feasibility report/project report	Excutive Summary.pdf
22. Upload Copy of Final Layout Plan (Upload pdf only)	Master Layout.pdf

22. Additional Information

S. No.	Document Name	Document	Remark

Undertaking

☑ I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information is found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at our risk and cost. In addition to the above, I hearby give undertaking that no activity/construction/expansion has been taken up

22. Name	Gautam Tingre
23. Designation	Partner
24. Company	MS RAOJEE CONSTRUCTIONS
25. Address	Sr. No. 17/1A/2, Dhanori, Pune
26. Date	10/08/2023

19.	SIA/MH/INFRA2/438088/2023	**Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions.**

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

It is noted that, the PP has submitted the application for prior environment clearance under violation category for proposed project with total plot area of 24,550.00 m2, FSI area of 27,680.77 m2, Non FSI area of 20,978.99 m2 and total BUA of 48,659.76 m2.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/438088/2023	
2	Name of Project	Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions.	
3	Project category	8a (B1) Application is submitted as per OM dated 07.07.2021	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Gautam Tingre
		Regd. Office address	S. No. 17/1A/2, Dhanori, Pune 411015
		Contact number	020-27028222
		e-mail	dhanoriec@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Fresh EC – ToR *Suo moto* violation case	
8	Details of previous EC	NA	
9	Location of the project	S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune	
10	Latitude and Longitude	Latitude: 18°35'57.49"N Longitude: 73°54'0.38"E	
11	Total Plot Area (m^2)	24,550.00	
12	Deductions (m^2)	5,424.34 (RW and Reservation area) + 3,520.00 (amenity) = 8,944.34	
13	Net Plot area (m^2)	15,605.66	
14	Proposed FSI area (m^2)	27,680.77	
15	Proposed non-FSI area (m^2)	20,978.99	
16	Proposed TBUA (m^2)	48,659.76	
17	TBUA (m^2) approved by	DPO/CC/1272/11 dated 05.07.2011 for total BUA - 42,934.29 m^2 Approved by PMC. Application for proposed BUA in process.	
18	Planning Authority till date	Pune Municipal Corporation (PMC)	
19	Ground coverage (m^2) & %	6,494.00 & 33.95 %	
20	Total Project Cost (Rs.)	59.49 Cr	
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020	

Member Secretary **Chairman**

<table>
<tr><td rowspan="8">22</td><td colspan="6">Details of Building Configuration:</td><td rowspan="2">Reason for Modification / Change</td></tr>
<tr><td colspan="3">~~Previous EC /~~ Existing Building</td><td colspan="3">Proposed Configuration</td></tr>
<tr><td>Building Name</td><td>Configuration</td><td>Height (m)</td><td>Building Name</td><td>Configuration</td><td>Height (m)</td><td rowspan="7">Completion received for Building A, C, D, E, F, Club house. No change proposed in these buildings. Building B (P+1) will be constructed up to P+10</td></tr>
<tr><td>Building A</td><td>P + 10</td><td>33.00</td><td>Building A</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building B</td><td>P + 1</td><td>6.50</td><td>Building B</td><td>P + 10</td><td>35.20</td></tr>
<tr><td>Building C</td><td>P + 10</td><td>33.00</td><td>Building C</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building D</td><td>P + 10</td><td>33.00</td><td>Building D</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building E</td><td>P + 10</td><td>33.00</td><td>Building E</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Building F</td><td>P + 10</td><td>33.00</td><td>Building F</td><td>P + 10</td><td>33.00</td></tr>
<tr><td>Club House</td><td>G + 1</td><td>8.26</td><td>Club House</td><td>G + 1</td><td>8.26</td></tr>
<tr><td>23</td><td colspan="3">Total number of tenements</td><td colspan="4">430 Nos (Population – 2,150 Nos)</td></tr>
<tr><td rowspan="7">24</td><td rowspan="7">Water Budget</td><td colspan="2">Dry Season (CMD)</td><td colspan="2">Wet Season (CMD)</td></tr>
<tr><td>Fresh Water</td><td>282</td><td>Fresh Water</td><td>282</td></tr>
<tr><td>Flushing (Recycled)</td><td>09</td><td>Flushing (Recycled)</td><td>09</td></tr>
<tr><td>Recycled (Gardening)</td><td>20</td><td>Recycled (Gardening)</td><td>00</td></tr>
<tr><td>Swimming Pool</td><td>01</td><td>Swimming Pool</td><td>00</td></tr>
<tr><td>Total</td><td>311</td><td>Total</td><td>291</td></tr>
<tr><td>Excess treated water</td><td>233</td><td>Excess treated water</td><td>253</td></tr>
<tr><td>25</td><td colspan="2">Water Storage Capacity for Firefighting/UGT</td><td colspan="4">Fire tank for UGWT - 375 CMD
Fire tank for OHWT – 20 CMD for each building</td></tr>
<tr><td>26</td><td>Source of water</td><td colspan="5">Pune Municipal Corporation (PMC)</td></tr>
<tr><td rowspan="4">27</td><td rowspan="4">Rainwater Harvesting (RWH)</td><td>Level of the Ground water table:</td><td colspan="4">Summer Season – 13.33 m. to 18.67 m. BGL. (16.00 BGL Avg.)
Rainy Season – 5.67 m. to 8.67 m. BGL. (7.17 BGL Avg.)
Winter Season – 9.50 m. to 13.67 m. BGL. (11.59 BGL Avg.)</td></tr>
<tr><td colspan="4">Size and no of RWH tank(s) and Quantity:</td><td>NA</td></tr>
<tr><td>Quantity and size of recharge pits:</td><td colspan="4">6 Nos. (2 for Roof-Top & 4 for Surface Run-Off)
Size:
a) 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume) with 6” Dia. 60 m. deep bore well via 1 no. of 0.9 m. Dia. 1.0 m. deep de-siltation pit. for Roof Top pit.
b) 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume with 6” Dia. 60 m. deep bore well via 0.9 m. dia. 2.0 m. deep de-siltation pit with O & G trap for Surface pit.</td></tr>
<tr><td>Details of UGT tanks</td><td colspan="4">NA</td></tr>
<tr><td rowspan="3">28</td><td rowspan="3">Sewage and Wastewater</td><td colspan="3">Sewage generation in CMD:</td><td colspan="2">262 KLD</td></tr>
<tr><td colspan="3">STP technology:</td><td colspan="2">MBBR</td></tr>
<tr><td colspan="3">Capacity of STP (CMD):</td><td colspan="2">300 KLD</td></tr>
</table>

Member Secretary **Chairman**

29	Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	05	Will be handed over to authorised agency
		Wet waste:	08	Will be handed over to authorised agency
		Construction waste	debris from construction activity	Debris will be reused within site

30	Solid Waste Management during Operation Phase	Type	Qty.(kg/day)	Treatment / disposal
		Dry waste:	430	Will be handed over to authorized agency
		Wet waste:	645	Will be treated in OWC machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	06	Will be handed over to authorized agency
		STP Sludge (dry)	36	Used as Manure and rest will be handed over to nursery

31	Green Belt Development	Total RG area (m^2):	Required: 1,560.57 , Provided: 2,276.50
		Existing trees on plot:	484
		Number of trees to be planted:	Required – 196 Nos
		Number of trees to be cut:	00
		Number of trees to be transplanted:	00

32	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	18 KW (1 DG set of 25 KVA)
		During Operation phase (Connected load):	1998 KW
		During Operation phase (Demand load):	833 KW
		Transformer:	2 X 630 KVA + 1 X 315 KVA
		DG set:	2 X 82.5 KVA
		Fuel used:	HSD

33	Details of Energy saving	Energy Conservation Measures in %: 21% • Solar water heating, Solar PV system • Energy efficient LED,V3F drive motors

34	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs. in Lakh)
		Capital	Air, water, land, biological environment and socioeconomic environment	14.91
		O & M	Air, water and Noise Monitoring	1.25

35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. in Lakh)	O & M (Rs. in Lakh/Y)
		Sewage treatment	STP	34.00	11.84

Member Secretary **Chairman**

		RWH	Recharge pit	10.00	0.80
		Solid Waste	OWC	16.75	4.25
		Swimming Pool	--	17.98	1.26
		Green Belt Development	Plantation	95.60	2.29
		Energy saving	Solar water heating & Solar PV	64.0	1.28
		Environmental Monitoring	EMP costing	MoEF & CC approved laboratory	15.67
		Disaster Management	DMP Budgetary Allocation	101.38	6.40

36	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m^2)
		4-Wheeler	235	302	12.5
		2-Wheeler	900	915	2
37	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

Deliberations:

PP stated that, the application is for environment clearance under violation category for residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune.

PP informed that construction activity was initiated on total plot area 24,550.00 m2 as per the building sanction received vide no CC/2802/09 dated 05.12.2009 for FSI area 16,299.29 m2. Further construction continued as per revised sanction obtained vide no DPO/CC/1272/11 dated 05.07.2011 for FSI 22,397.14 m2 and total BUA - 42,934.29 m2. Work completed on site having total BUA 42,934.29 m2 (FSI Area 22,397.14 m2 + Non-FSI area 20,537.15 m2. Completion is received for Buildings A, C, D, E & F from PMC.

PP informed that Environmental facilities like STP, vermicompost pits, Rain water harvesting pits, solar hot water panels are already provided. As construction was initiated on site as per the sanction dated 05.12.2009 without obtaining prior EC, application for seeking EC is submitted as per as per OM dated 07.07.2021 on Parivesh portal vide proposal number SIA/MH/INFRA2/438088/2023 dated 10.08.2023 for total plot area 24,550.00 m2 and BUA 48,659.76 m2. PP informed that violation days for construction phase are calculated from the date of sanction to obtaining OC and Operation phase days are calculated from receipt of OC to date of ToR application.

Member Secretary **Chairman**

The details of sanctions received to the project are as below:

Sr No	Sanction/ CC No.	Date	FSI	Non - FSI	Total BUA	Building configuration as per sanction	Building constructed on site	Remark
1	DPO/7048/ H/38	24.11.2003	-	-	-	Sanction received for Plotted layout	Nil	EC not required
2	DPO/9368/ H/39	07.02.2004	-	-	-	Sanction received for Plotted layout	Nil	EC not required
3	DPO/10607 /H/95	17.03.2007	15,580.74	15,445.71	31,026.45	Building A – P + 3 Building B & C – P + 2 Building D, E & F – P + 9	Nil	EC applicable but No construction initiated
4	DPO/CC/19 13/09	10.09.2009	22,212.34	19,596.89	41,809.23	Building A – P + 4 Building B, C, D, E & F – P + 10 Club House – G + 1	Nil	Layout approval received
5	CC/2802/20 09	05.12.2009	16,299.26	19,596.89	35,896.15	Building A – P + 4 Building B, C, D, E & F – P + 10 Club House – G + 1	Nil	Construction initiated as per building plan approval
6	DPO/CC/12 72/11	05.07.2011	22,397.14	20,537.15	42,934.29	Building B – P + 1 Building A, C, D, E & F – P + 10 Club House – G + 1	42,934.29	EC required but not obtained
7	-	-	27,680.77	20,978.99	48,659.76	Building A, B, C, D, E & F - P + 10 Club House – G + 1		EC application is in process

Sr. No.	Events	Date
1	Sanction Layout obtained from Pune municipal corporation vide No. DPO/7048/H/38 for plotted Layout	24.11.2003
2	Revised Sanction Layout obtained from Pune municipal corporation vide No. DPO/9368/H/39 for plotted Layout	07.02.2004
3	Sanction obtained from Pune Municipal corporation vide No DPO/10607/H/95 for FSI – 15,580.74 m^2	17.03.2007
4	Revised layout approval received vide No. DPO/CC/1913/09 for FSI - 22,212.34 m^2	10.09.2009
5	Construction was initiated on site as per the building sanction received vide no. CC/2802/2009 for FSI – 16,299.26 m^2	05.12.2009
6	Due to change in planning revision in sanction received Vide No DPO/CC/1272/11for FSI - 22,198.07 m^2	05.07.2011
7	OC received for Buildings C, D, E, F, Club house and podium X, Y & Z vide OCC/1217/11	27.01.2012
8	OC received for Building A vide letter no. OCC/0329/13	01.06.2013
9	Submitted application for ToR as per MoEF & CC OM vide- F. No. 22-21/2020-IA.III dated 07.07.2021 (*Suo moto*) vide proposal No SIA/MH/INFRA2/415917/2023	31.01.2023
10	Project is considered in 167th SEAC-III meeting & decided to recommend the proposal to SEIAA for grant of ToR	21.03.2023
11	Project is considered in 260th SEIAA meeting & after deliberation SEIAA decided to Grant ToR as per recommendations of SEAC	02.05.2023
12	ToR obtained vide File No. SIA/MH/INFRA2/415917/2023	20.04.2023
13	EIA application submitted vide Proposal No. SIA/MH/INFRA2/438088/2023 for obtaining EC	10.08.2023

Member Secretary **Chairman**

The building details are as below:

Building Name	Number of floors	Height (Mtrs)	No. of Flats	Status of construction
Building A	P + 10	33.00	78	Completed & OC received
Building B	P + 10	35.20	40	Parking and 1 floor constructed & Plinth checking received
Building C	P + 10	33.00	78	Completed & OC received
Building D	P + 10	33.00	78	Completed & OC received
Building E	P + 10	33.00	78	Completed & OC received
Building F	P + 10	33.00	78	Completed & OC received
Club House	G + 1	8.26	-	Completed & OC received
Total		--	**430**	--

Damage assessment calculation are as below:

Table 1: Project Details

Sr. No	Assessment of Environment	
1	Name and address of Project	Palladium Homes
2	Name of Directors	M/s. Raojee Constructions
3	Total construction completed (built-up area as per EC notification):	42,934.29 m2
4	Total construction proposed, built-up area as per EC notification	48,659.76 m2
5	Whether the project has any EC; if yes, give details including approved built up area	No
6	Total cost of the project and total cost of the project already executed? Also, give total cost of the project constructed without EC.	Total Cost - 59.49 Cr Cost of the project already executed – 42.93 Cr.
7	Date of commencement of project	Construction started on 05th December 2009 as per Sanction Drawing.
8	Date of violation of EC regulation (please justify with documentary evidence)	10.09.2009 - As pe r Layout Sanction Drawing DPO/CC/ 1913/09 05.12.2009 - As per Commencement certificate CC/2802/09 - Construction Started 05.07.2011 - As per Sanction Drawing CC/1272/11 - Revised Configuration 27.01.2012 - OC Given 31.01.2023 -Violation TOR Application Date

Member Secretary **Chairman**

		Total violation days are considered from the date of sanction Plan received on 05.12.2009, up to TOR application date 31.01.2023. 05.12.2009 – 27.01.2012 - 772 Days (Construction Phase – Sanction to OC) 27.01.2012 (OC) – 31.01.2023 (TOR Application) - 4022 Days (Operation Phase OC to TOR Application)	
9	Date of first submission of information of such violation to the SEIAA or SEAC, if self- notified, along with stoppage of construction work	The total construction as of today is 42,934.29 sq.m. Since the building area is more than 20,000 sq.m we have voluntarily decided to apply for EC under Violation category. We have applied for the Environmental Clearance vide proposal no. SIA/MH/INFRA2/415917/2023 dated 31.01.2023 and voluntarily disclosed the violation by change in building Configuration against the one permitted in the earlier EC.	
		This was voluntary disclosure of probable violation, though the Environmental Impacts due to this change have been positive and no negative impact is observed due to this change.	
	1. No. of days of violation	772 Days (Construction Phase)	
		4022 Days (Operation Phase)	
10	Name and address of Environmental consultant, with date of engagement of such consultant		Sustainera Solutions Pvt. Ltd.
11	Any other case of EC violation is reported or pending or decided earlier for projects where any of the directors are involved? If yes, give details		No
12	Any court case related to EC violation pending or decided against any of the directors including High Court, NGT and sessions court?		No

Table 2: Description of Activities Completed at Site

Sr.	Particulars	Details
A	**Demolition and Site Preparation**	**This is a Green Field Project**
1	Whether any demolition work was carried out prior to EC? If yes what is date of commencement of demolition and also date of completion of demolition?	NA
2	Whether such demolition or site had some asbestos, industrial waste or contaminated soil or hazardous waste etc. and if yes, how these types of waste have been segregated and disposed?	NA
3	If the project is located on any industrial site, whether any due diligence or environmental status of site was assessed? If yes, give details	No
4	State the quantity of demolition waste disposed from the site, including quantity and disposal location along with location map and photographs	NA
5	Any air quality (including noise) monitoring done during demolition work? If yes, results	NA

Member Secretary **Chairman**

6	Whether building plan and layout approved and permission from local authorities is taken to commence the work prior to demolition work	NA

7 B.	Construction stage		
1	Date of commencement of construction and completion of construction, if any	Construction started on 05th December 2009 as per Sanction CC / 2802/09	
2	Whether the construction carried out is strictly as per the sanction plan given by concerned local authority? If yes, please provide such certification	Yes, Construction carried out as per Sanction No. CC / 1913 / 09 and revised Sanction No. CC / 2802 /09	
3	In the additional construction, how much construction material including, sand, bricks, cement etc was required to be transported? No. of trucks and its average haulage?	Quantity of material required for the complete project with distance overhauled is mentioned in the CFP report.	
4	How many labours were engaged in construction, average per day?		50
5	Whether, the additional construction work, over and above valid EC, if so available, has any additional ground foot print? If yes please state, ground foot print in sqm as per EC approved layout and current proposed layout?		NA
6	Whether the expansion was carried out simultaneously with EC approved work? If not give details of time frame ? If yes, please give incremental additional time required for construction of additional area		NA
7	Is there any change in foundation design, i.e. depth of foundation, basement etc. that were done due to additional area? If yes, what is the additional soil quantity excavated for such incremental foundation depth?Where it is disposed?		NA
8	What is the quantity of top soil removed and how it is managed?	1917 Cum of top soil was excavated on site. The same was preserved and used at site to develop the open spaces.	
9	Also, if water is encountered at such foundation depth, what is the volume of water pumped for such additional depth of excavation?	Groundwater water was not encountered during excavation.	
10	How much additional water was required for curing and construction purpose? Source of water?	Source: Tanker Water was required for curing and construction.	
11	Rain Water harvesting details	6 Nos. (2 for Roof-Top & 4 for Surface Run-Off) a. 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume) with 6" Dia. 60 m. deep bore well via 1 no. of 0.9 m. Dia. 1.0 m. deep de-siltation pit. for Roof Top pit.	

Member Secretary **Chairman**

		b. 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume with 6" Dia. 60 m. deep bore well via 0.9 m. dia. 2.0 m. deep de-siltation pit with O & G trap for Surface pit
12	Solar light, water heating details	Solar hot water system for existing Building and Solar PV panel system is proposed.
13	Use of fly ash bricks ensured? Details thereof	Yes
14	Whether any noise or air pollution control measures taken, if so what are they?	487 No. Tree plantation have been done onsite.
15	Whether any air quality and noise level monitoring done during construction stage, if yes attach results	No
16	Whether any third-party rights are created on the construction without EC?	No
17	Whether any of the construction without EC has already been occupied? If yes, number of families given such occupation. Also give total commercial area being used presently. Also state type of commercial activity i.e. offices, shops, hotels, restaurants etc.	Yes 390 flats are occupied.
18	How many flats sold which are in the area of EC violation and total sale value of such flats?	390 flats have been sold. ₹ 1,07,23,08,712.00 is the sale value of the flats sold
19	How much commercial area sold which is in area of EC violation and total sale value of such commercial area.	NA

C	**Commissioning of project**	
1	Date of when the project was made operational either by giving possession of residential or commercial areas of the project?	27.01.2012 - As per the OC Received OCC/1217/11
2	How many families are staying in project?	390
3	What is total water supply to project, source and quality	Source: PMC Fresh water Qty:282 KLD - Dry Season
4	Total sewage generation m3/day	262 KLD
5	STP details,	Technology: MBBR Capacity of STP – 300 KLD
6	Treated wastewater disposal	Already connected to municipal sewer lines
7	Any DG sets, are they complying the norms	Yes, installed as per norms 2 No. - 82.5 kVA

Member Secretary **Chairman**

Scope of saving on account of environmental protection measures	Recurring Cost	Per day (Rs.)	Non-recurring cost	(Rs.)	References
ATTRIBUTE : AIR POLLUTION					
Water requirement for sprinkling (KL/day): Cost of 1 KL water (Rs):			Cost of 1 KL water	₹ 50.00	The cost of Water Tankers is referred from the PMC Water Tanker Rate 2012 , Rs. 30/ KL For Sprinkling, we have considered additional km wise costing as per PMC water Tanker rate 2012, Thus, the Total rate is 50 Rs./ KL
			Area of Water Sprinkling (Driveway & excavation Area = 8815 m2		
			Quantity of water Sprinkling = 5451.65x m3		
			Total cost of sprinkling of water for construction is	**₹2,72,582.40**	
ATTRIBUTE :WATER POLLUTION					
A. Cost of water requirement					
a. Construction Phase	No. of Labours = 50		1. Violation Construction area = 42934.29m2		The water tariff domestic water rate has been considered from Maharashtra Jeevan Pradhikaran: Water Tariff Domestic Water Rate – PMC – Rs. 8.8 - for domestic use
	Rate of drinking water per m3	₹ 8.80	2. Total Water required during construction = 27420 kl		
	No of labour (50) x 45 lpd x rate of water				
	Total Cost (Per Day)	**₹ 19.80**	**Total Cost = 27420 x 50=**	**₹3,71,000.00**	
b. Operation Phase	No of Flats under violation (390) x water tariff per day		-		Water tariff per year per household as per PMC Property tax

Member Secretary **Chairman**

	Total Cost (Per Day)	**₹ 1,548**		document. The Amount varies from Rs. 2.7 to Rs. 3.97 per day has been considered. Thus, we have considered the average cost as Rs. 3.97

Scope of saving on account of environmental protection measures	**Recurring Cost**	**Per day (Rs.)**	**Non-recurring cost**	**(Rs.)**	**References**
B. Cost of sewage treatment, reuse & disposal:					
a. Construction phase	1. No. of Labours = 50				Septic Tank was provided during construction phase. The cost of sewage treatment in MBBR STP per day has been calculated considering STP Capacity and O&M Cost - Rs. 10.81/m3/day from EMP
	2. Approximate Cost of sewage treatment in MBBR STP ($Rs/m^3/d$)	₹ 10.81			
	3. Sewage generation =50 Labours x 45 lpcd x 0.9/1000	2.03			
	4. Cost of treatement per day	**₹ 21.90**			
b. Operation Phase					STP has been provided on Site. Photos of same has been attached in the document
C. Quantity of water pumped out during excavation and a lumpsum cost of Rs. 50 per cum for such unauthorized water extraction and disposal	No groundwater was encountered during excavation. Excavation was done in non monsoon months. Groundwater water level = 16m. (For summer season)				
D. cost of construction& maintenance of recharge well					RWH has been provided on Site. Photos of same has been attached in the document

Member Secretary **Chairman**

Scope of saving on account of environmental protection measures	Recurring Cost	Per day (Rs.)	Non-recurring cost	(Rs.)	References
ATTRIBUTE : SOIL POLLUTION					
In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non-recurring cost.	NA				
In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was handled, the cost based on due diligence of the project site, as given by consultants. (the report must include soil analysis, water analysis, MPCB consent copies, manifest ofHW if any). This requires critical examination from SPCB.	NA				
Cost of preservation of top soil & excavated earth to be considered. [Area (m2) x depth (m)x sp. Gravity (kg/m3) x cost per MT (Rs.)]	The excavated top soil was preserved and used at site to develop the open spaces after the project is completed. Filling plinths, road works and levelling of surrounding areas. Excavated rock material used for compound, road work and retaining wall structures required to be construct inside project.		Top Soil used for landscaping =1917m3		The soil preservation rate has been considered from the document "Mahatma Gandhi Rastriya Gramin Rozgar Hami Yojana" The document is valid from 1st April 2022 - Rs. 43.52/m
			Total excavation quantity =7670m3		
			Rate of soil preservation (per m^3)	₹ 43.52	
			Total Cost	**₹ 4,17,226.24**	

Member Secretary **Chairman**

ATTRIBUTE : NOISE AND VIBRATION					
For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. [perimeter (m) x height of the barricade(m) x cost of the sheet)			Cost of barricading (per running km)		Barricading was done during Construction phase. Photos have been attached in the Document.
			Perimeter		
			Total Cost	₹ -	
ATTRIBUTE : GREEN BELT					
In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any. Cost of planting & maintaining trees (Number of trees as per the bye-laws) Cost of compensatory tree plantation (5 trees for each tree cut)			Total No. of Trees = 484		Trees are already planted on Site. Tree Survival report attached in the Document
			Trees on site already planted = 484		
			Total Cost (1+2+3+4)	-	
ATTRIBUTE : RH / OHS					
Cost of -workers benefit to be considered in view of Building and Other Construction Workers' Welfare Cess Act, 199			Labour Welfare cess paid to the concerned authority.		Cost of PPE has been calculated considering the requirements such as Safety Harness: Rs.1000, Helmet: Rs. 210, Shoes: Rs. 400, Goggles: Rs. 100, Safety Gloves: Rs. 470, Masks and ear plugs: Rs. 100 and
A. cost of health checkup of workers: B. cost of safety measures including PPEs:			Cost of PPE and Health Check up		
			Safety Harness	₹ 1,000.00	
			Helmet	₹ 210.00	
			Shoes	₹ 400.00	
			Goggles	₹ 100.00	
			Safety Gloves	₹ 470.00	
			Mask and ear plugs	₹ 100.00	
			First Aid Kit	₹ 200.00	
			Total	₹ 2,480.00	
			Health checkup once a year	₹ 1,500.00	

Member Secretary **Chairman**

			Total Cost	₹ **2,84,890.41**	First aid Kits: Rs. 200 -Rs. 2480 / PPE Kit. The Cost of Health check-up for labor has been considered as per the full body check-up plans available in the diagnostic centers - Rs. 1500 / Labour
GRAND TOTAL				₹ **23,45,699.05**	

Table 4: Calculation of cost of Remediation and Natural & Community Resource Augmentation Plan

Calculation of cost of Remediation and Natural and Community Resource Augmentation Plan				
Sr. No.	**Description**	**Details**		**Amount**
A.	Assessment of Environment Damages			
1	Recurring Cost	Cost arrived from above table per day X number of days in violation		(a+b+c+d)
		Construction Phase: 772 Days		₹ **62,59,455.00**
		a) Water Consumption		
		Cost arrived from Table above for water consumption (per day)	₹ 19.80	
		Total Cost	₹ **15,285.6**	
		b) Sewage Generation		
		Cost arrived from Table above for sewage treatment per day	₹ 21.90	
		Total Cost	₹ **16,906.8**	
		Operation Phase: 4022 Days		
		c) Water Consumption		
		Cost arrived from Table above for water consumption (per day)	₹ 1,548.30	
		Total Cost	₹ **62,27,262.60**	

Member Secretary **Chairman**

		d) Sewage Generation		
		Cost arrived from Table above for water consumption (per day) - STP Already provided on Site	-	
		Total Cost	-	
2	Non - Recurring Cost	Cost as arrived from above table		₹ **23,45,699.05**
	Sub Total (1+2 above)	(Subject to minimum Rs. 1 crore or whichever is higher)		
		Total 1 + 2 = 2345699.05 + 6259910.48	₹ **86,05,154.05**	
		Hence, Cost to be considered is		₹ **1,00,00,000.00**

Calculation of cost of Remediation and Natural and Community Resource Augmentation Plan				
Sr. No.	**Description**	**Details**		**Amount**
B.	Economic benefits accrued due to violation	Total Project cost	₹ 42,93,13,621.73	
1	Economic benefits	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.		₹ **42,93,136.22**
2	Track Record of Project proponent	Incremental cost of Rs. 10 lakhs for each EC violation by PP observed at any other projects in last 3 years	NA	
C	Cost of remediation plan and natural & community resource augmentation plan	Sum of A and B above or amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: FNO22NO22-65/2017 2017-IA -III dated 01/05/2018,whichever is higher.	A + B	₹ **1,42,93,136.22**
		Amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO22 NO22-65/2017 2017-IA -III dated 01/05/2018.	NA -CER is NotApplicable as per MoEF & CC OM F. No. 22 22-65/2017 2017-IA.III dt.30.09.2020	

Damage costing as per MoEF OM - SOP on handling Violation cases, dated 07.07.2021

Damage costing as per MoEF OM - SOP on handling Violation cases, dated 07.07.2021			
Sr. No	**Details**	**Amount in INR**	**Referrence**

Member Secretary **Chairman**

A.	Total project cost incurred up to the date of filing of the application	₹ 42,93,13,621.73	Project cost of area under violation
B.	Cost of remedial measures as per damage assessment	₹ 1,42,93,136.22	Cost of Damage Assessment
C.	1% of A	₹ 42,93,136.22	
D.	Total project turnover during the period of violation	₹ 1,07,23,08,712.00	Total Turnover
E.	0.25% of the total turnover during the period of violation	₹ 26,80,771.78	
F.	Total Penalty C+E	₹ 69,73,908.00	
G.	The amount shall be halved if PP reports such violation without coming to the knowledge of the Government	**₹ 34,86,954.00**	As per MoEF OM - SOP on handling Violation cases, dated 07.07.2021 The percentage rates, as above, shall be halved if the PP Suo-moto reports such violations without such violation coming to the knowledge of the Government either on inquiry or complaint

Table 5: Allocation of Damage EMP Costing

Sr. No.	Description of Activity	% Allocation	Cost	Implementing agency	Remarks	Probable Activities to be carried out
1	Afforestation (can include plantation, garden development)	25%	₹ 35,73,284.05	Social forestry and Local body	The afforestation can be either through social forestry or the Local body. Preferably within 50 km from project site	These locations will be identified and recommended by the local body. Mass plantation in fallow land or barren area suggested by the Local body for social forestry
2	Water conservation program (Jalyuktshivar, etc)	25%	₹ 35,73,284.05		Preferably within 50 km radius of project site	Provision of water efficient faucets in nearby schools, public hospitals. Construction of percolation tanks in area suggested by the local body
3	Urban environment and sanitation (can include swaccha Bharat, playground	20%	₹ 28,58,627.24	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation

Member Secretary **Chairman**

	development, urban ground-water recharge schemes etc)					
4	Sewerage lines and STP, solid waste management,	20%	₹ 28,58,627.24	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body
5	Urban air/noise pollution control initiatives	10%	₹ 14,29,313.62	Local body		Tree plantation, provision of sound barriers if required at any location identified by the local body, provision of solar heating/lighting system in public spaces or public infrastructures.

PP clarified that mandatory RG is on ground.

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. The Committee noted that:
   (a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at **₹ 34,86,954.00/-** (Considering sue moto declaration)
   (b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at **₹ 1,42,93,136.22 /-.**
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

Decision: -

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

*****

Member Secretary **Chairman**

Minutes of 272nd Day 3 (Part C) meeting of SEIAA held on 28th December, 2023

Item no. 24

Proposal No.:- SIA/MH/INFRA2/438088/2023 **Type of Project: EC**

Subject- Environmental Clearance for Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions.

Project Details-

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

It is noted that, the PP has submitted the application for prior environment clearance under violation category for proposed project with total plot area of 24,550.00 m2, FSI area of 27,680.77 m2, Non FSI area of 20,978.99 m2 and total BUA of 48,659.76 m2.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/438088/2023	
2	Name of Project	Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions.	
3	Project category	8a (B1) Application is submitted as per OM dated 07.07.2021	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Gautam Tingre
		Regd. Office address	S. No. 17/1A/2, Dhanori, Pune 411015
		Contact number	020-27028222
		e-mail	dhanoriec@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Fresh EC – ToR *Suo moto* violation case	
8	Details of previous EC	NA	
9	Location of the project	S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune	
10	Latitude and Longitude	Latitude: 18°35'57.49"N Longitude: 73°54'0.38"E	
11	Total Plot Area (m^2)	24,550.00	
12	Deductions (m^2)	5,424.34 (RW and Reservation area) + 3,520.00 (amenity) = 8,944.34	
13	Net Plot area (m^2)	15,605.66	
14	Proposed FSI area (m^2)	27,680.77	
15	Proposed non-FSI area (m^2)	20,978.99	
16	Proposed TBUA (m^2)	48,659.76	
17	TBUA (m^2) approved by	DPO/CC/1272/11 dated 05.07.2011 for total BUA - 42,934.29 m^2 Approved by PMC. Application for proposed BUA in process.	
18	Planning Authority till date	Pune Municipal Corporation (PMC)	
19	Ground coverage (m^2) & %	6,494.00 & 33.95 %	
20	Total Project Cost (Rs.)	59.49 Cr	
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020	
22	Details of Building Configuration:		Reason for

Member Secretary

Chairman

	~~Previous EC /~~ Existing Building			Proposed Configuration			Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Completion received for Building A, C, D, E, F, Club house. No change proposed in these buildings. Building B (P+1) will be constructed up to P+10
	Building A	P + 10	33.00	Building A	P + 10	33.00	
	Building B	P + 1	6.50	Building B	P + 10	35.20	
	Building C	P + 10	33.00	Building C	P + 10	33.00	
	Building D	P + 10	33.00	Building D	P + 10	33.00	
	Building E	P + 10	33.00	Building E	P + 10	33.00	
	Building F	P + 10	33.00	Building F	P + 10	33.00	
	Club House	G + 1	8.26	Club House	G + 1	8.26	

23	Total number of tenements	430 Nos (Population – 2,150 Nos)			
24	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	282	Fresh Water	282
		Flushing (Recycled)	09	Flushing (Recycled)	09
		Recycled (Gardening)	20	Recycled (Gardening)	00
		Swimming Pool	01	Swimming Pool	00
		Total	311	Total	291
		Excess treated water	233	Excess treated water	253
25	Water Storage Capacity for Firefighting/UGT	Fire tank for UGWT - 375 CMD Fire tank for OHWT – 20 CMD for each building			
26	Source of water	Pune Municipal Corporation (PMC)			
27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 13.33 m. to 18.67 m. BGL. (16.00 BGL Avg.) Rainy Season – 5.67 m. to 8.67 m. BGL. (7.17 BGL Avg.) Winter Season – 9.50 m. to 13.67 m. BGL. (11.59 BGL Avg.)		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	6 Nos. (2 for Roof-Top & 4 for Surface Run-Off) Size: a) 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume) with 6" Dia. 60 m. deep bore well via 1 no. of 0.9 m. Dia. 1.0 m. deep de-siltation pit. for Roof Top pit. b) 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume with 6" Dia. 60 m. deep bore well via 0.9 m. dia. 2.0 m. deep de-siltation pit with O & G trap for Surface pit.		
		Details of UGT tanks	NA		
28	Sewage and Wastewater	Sewage generation in CMD:		262 KLD	
		STP technology:		MBBR	
		Capacity of STP (CMD):		300 KLD	
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal	
		Dry waste:	05	Will be handed over to authorised agency	
		Wet waste:	08	Will be handed over to authorised agency	
		Construction waste	debris from construction activity	Debris will be reused within site	

Member Secretary

Chairman

30	Solid Waste Management during Operation Phase	Type	Qty.(kg/day)	Treatment / disposal
		Dry waste:	430	Will be handed over to authorized agency
		Wet waste:	645	Will be treated in OWC machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	06	Will be handed over to authorized agency
		STP Sludge (dry)	36	Used as Manure and rest will be handed over to nursery

31	Green Belt Development	Total RG area (m^2):	Required: 1,560.57 , Provided: 2,276.50
		Existing trees on plot:	484
		Number of trees to be planted:	Required – 196 Nos
		Number of trees to be cut:	00
		Number of trees to be transplanted:	00

32	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	18 KW (1 DG set of 25 KVA)
		During Operation phase (Connected load):	1998 KW
		During Operation phase (Demand load):	833 KW
		Transformer:	2 X 630 KVA + 1 X 315 KVA
		DG set:	2 X 82.5 KVA
		Fuel used:	HSD

33	Details of Energy saving	Energy Conservation Measures in %: 21% • Solar water heating, Solar PV system • Energy efficient LED,V3F drive motors

34	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs. in Lakh)
		Capital	Air, water, land, biological environment and socioeconomic environment	14.91
		O & M	Air, water and Noise Monitoring	1.25

35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. in Lakh)	O & M (Rs. in Lakh/Y)
		Sewage treatment	STP	34.00	11.84
		RWH	Recharge pit	10.00	0.80
		Solid Waste	OWC	16.75	4.25
		Swimming Pool	--	17.98	1.26
		Green Belt Development	Plantation	95.60	2.29
		Energy saving	Solar water heating & Solar PV	64.0	1.28
		Environmental Monitoring	EMP costing	MoEF & CC approved laboratory	15.67

Member Secretary

Chairman

		Disaster Management	DMP Budgetary Allocation	101.38	6.40
36	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m^2)
		4-Wheeler	235	302	12.5
		2-Wheeler	900	915	2
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 environment clearance under violation category for residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune.

PP informed that construction activity was initiated on total plot area 24,550.00 m2 as per the building sanction received vide no CC/2802/09 dated 05.12.2009 for FSI area 16,299.29 m2. Further construction continued as per revised sanction obtained vide no DPO/CC/1272/11 dated 05.07.2011 for FSI 22,397.14 m2 and total BUA - 42,934.29 m2. Work completed on site having total BUA 42,934.29 m2 (FSI Area 22,397.14 m2 + Non-FSI area 20,537.15 m2. Completion is received for Buildings A, C, D, E & F from PMC.

PP informed that Environmental facilities like STP, vermicompost pits, Rain water harvesting pits, solar hot water panels are already provided. As construction was initiated on site as per the sanction dated 05.12.2009 without obtaining prior EC, application for seeking EC is submitted as per as per OM dated 07.07.2021 on Parivesh portal vide proposal number SIA/MH/INFRA2/438088/2023 dated 10.08.2023 for total plot area 24,550.00 m2 and BUA 48,659.76 m2. PP informed that violation days for construction phase are calculated from the date of sanction to obtaining OC and Operation phase days are calculated from receipt of OC to date of ToR application.

The details of sanctions received to the project are as below:

Sr No	Sanction/ CC No.	Date	FSI	Non - FSI	Total BUA	Building configuration as per sanction	Building constructed on site	Remark
1	DPO/7048/ H/38	24.11.2003	-	-	-	Sanction received for Plotted layout	Nil	EC not required
2	DPO/9368/ H/39	07.02.2004	-	-	-	Sanction received for Plotted layout	Nil	EC not required
3	DPO/10607 /H/95	17.03.2007	15,580.74	15,445.71	31,026.45	Building A – P + 3 Building B & C – P + 2 Building D, E & F – P + 9	Nil	EC applicable but No construction initiated
4	DPO/CC/19 13/09	10.09.2009	22,212.34	19,596.89	41,809.23	Building A – P + 4 Building B, C, D, E & F – P + 10 Club House – G + 1	Nil	Layout approval received
5	CC/2802/20 09	05.12.2009	16,299.26	19,596.89	35,896.15	Building A – P + 4 Building B, C, D, E & F – P + 10 Club House – G + 1	Nil	Construction initiated as per building plan approval
6	DPO/CC/12 72/11	05.07.2011	22,397.14	20,537.15	42,934.29	Building B – P + 1 Building A, C, D, E & F – P + 10 Club House – G + 1	42,934.29	EC required but not obtained
7	-	-	27,680.77	20,978.99	48,659.76	Building A, B, C, D, E & F – P + 10 Club House – G + 1		EC application is in process

Sr. No.	Events	Date
1	Sanction Layout obtained from Pune municipal corporation vide No. DPO/7048/H/38 for plotted Layout	24.11.2003
2	Revised Sanction Layout obtained from Pune municipal corporation vide No. DPO/9368/H/39 for plotted Layout	07.02.2004
3	Sanction obtained from Pune Municipal corporation vide No DPO/10607/H/95 for FSI – 15,580.74 m^2	17.03.2007
4	Revised layout approval received vide No. DPO/CC/1913/09 for FSI - 22,212.34 m^2	10.09.2009
5	Construction was initiated on site as per the building sanction received vide no. CC/2802/2009 for FSI – 16,299.26 m^2	05.12.2009
6	Due to change in planning revision in sanction received Vide No DPO/CC/1272/11for FSI - 22,198.07 m^2	05.07.2011
7	OC received for Buildings C, D, E, F, Club house and podium X, Y & Z vide OCC/1217/11	27.01.2012
8	OC received for Building A vide letter no. OCC/0329/13	01.06.2013
9	Submitted application for ToR as per MoEF & CC OM vide- F. No. 22-21/2020-IA.III dated 07.07.2021 (*Suo moto*) vide proposal No SIA/MH/INFRA2/415917/2023	31.01.2023
10	Project is considered in 167th SEAC-III meeting & decided to recommend the proposal to SEIAA for grant of ToR	21.03.2023
11	Project is considered in 260th SEIAA meeting & after deliberation SEIAA decided to Grant ToR as per recommendations of SEAC	02.05.2023
12	ToR obtained vide File No. SIA/MH/INFRA2/415917/2023	20.04.2023
13	EIA application submitted vide Proposal No. SIA/MH/INFRA2/438088/2023 for obtaining EC	10.08.2023

The building details are as below:

Member Secretary

Chairman

Building Name	Number of floors	Height (Mtrs)	No. of Flats	Status of construction
Building A	P + 10	33.00	78	Completed & OC received
Building B	P + 10	35.20	40	Parking and 1 floor constructed & Plinth checking received
Building C	P + 10	33.00	78	Completed & OC received
Building D	P + 10	33.00	78	Completed & OC received
Building E	P + 10	33.00	78	Completed & OC received
Building F	P + 10	33.00	78	Completed & OC received
Club House	G + 1	8.26	-	Completed & OC received
Total		--	**430**	--

Damage assessment calculation are as below:

Table 1: Project Details

Sr. No	Assessment of Environment	
1	Name and address of Project	Palladium Homes
2	Name of Directors	M/s. Raojee Constructions
3	Total construction completed (built-up area as per EC notification):	42,934.29 m2
4	Total construction proposed, built-up area as per EC notification	48,659.76 m2
5	Whether the project has any EC; if yes, give details including approved built up area	No
6	Total cost of the project and total cost of the project already executed? Also, give total cost of the project constructed without EC.	Total Cost - 59.49 Cr Cost of the project already executed – 42.93 Cr.
7	Date of commencement of project	Construction started on 05th December 2009 as per Sanction Drawing.
8	Date of violation of EC regulation (please justify with documentary evidence)	10.09.2009 - As pe r Layout Sanction Drawing DPO/CC/ 1913/09 05.12.2009 - As per Commencement certificate CC/2802/09 - Construction Started 05.07.2011 - As per Sanction Drawing CC/1272/11 - Revised Configuration 27.01.2012 - OC Given 31.01.2023 -Violation TOR Application Date Total violation days are considered from the date of sanction Plan received on 05.12.2009, up to TOR application date 31.01.2023. 05.12.2009 – 27.01.2012 - 772 Days (Construction Phase – Sanction to OC) 27.01.2012 (OC) – 31.01.2023 (TOR Application) - 4022 Days (Operation Phase OC to TOR Application)

9	Date of first submission of information of such violation to the SEIAA or SEAC, if self- notified, along with stoppage of construction work	The total construction as of today is 42,934.29 sq.m. Since the building area is more than 20,000 sq.m we have voluntarily decided to apply for EC under Violation category. We have applied for the Environmental Clearance vide proposal no. SIA/MH/INFRA2/415917/2023 dated 31.01.2023 and voluntarily disclosed the violation by change in building Configuration against the one permitted in the earlier EC.
		This was voluntary disclosure of probable violation, though the Environmental Impacts due to this change have been positive and no negative impact is observed due to this change.
	1. No. of days of violation	772 Days (Construction Phase)
		4022 Days (Operation Phase)
10	Name and address of Environmental consultant, with date of engagement of such consultant	Sustainera Solutions Pvt. Ltd.
11	Any other case of EC violation is reported or pending or decided earlier for projects where any of the directors are involved? If yes, give details	No
12	Any court case related to EC violation pending or decided against any of the directors including High Court, NGT and sessions court?	No

Table 2: Description of Activities Completed at Site

Sr.	Particulars	Details
A	**Demolition and Site Preparation**	**This is a Green Field Project**
1	Whether any demolition work was carried out prior to EC? If yes what is date of commencement of demolition and also date of completion of demolition?	NA
2	Whether such demolition or site had some asbestos, industrial waste or contaminated soil or hazardous waste etc. and if yes, how these types of waste have been segregated and disposed?	NA
3	If the project is located on any industrial site, whether any due diligence or environmental status of site was assessed? If yes, give details	No
4	State the quantity of demolition waste disposed from the site, including quantity and disposal location along with location map and photographs	NA
5	Any air quality (including noise) monitoring done during demolition work? If yes, results	NA
6	Whether building plan and layout approved and permission from local authorities is taken to commence the work prior to demolition work	NA

7 B.	Construction stage	
1	Date of commencement of construction and completion of construction, if any	Construction started on 05th December 2009 as per Sanction CC / 2802/09
2	Whether the construction carried out is strictly as per the sanction plan given by concerned local authority? If yes, please provide such certification	Yes, Construction carried out as per Sanction No. CC / 1913 / 09 and revised Sanction No. CC / 2802 /09
3	In the additional construction, how much construction material including, sand, bricks, cement etc was required to	Quantity of material required for the complete project with distance overhauled is mentioned in the CFP report.

	be transported? No. of trucks and its average haulage?	
4	How many labours were engaged in construction, average per day?	50
5	Whether, the additional construction work, over and above valid EC, if so available, has any additional ground foot print? If yes please state, ground foot print in sqm as per EC approved layout and current proposed layout?	NA
6	Whether the expansion was carried out simultaneously with EC approved work? If not give details of time frame ? If yes, please give incremental additional time required for construction of additional area	NA
7	Is there any change in foundation design, i.e. depth of foundation, basement etc. that were done due to additional area? If yes, what is the additional soil quantity excavated for such incremental foundation depth?Where it is disposed?	NA
8	What is the quantity of top soil removed and how it is managed?	1917 Cum of top soil was excavated on site. The same was preserved and used at site to develop the open spaces.
9	Also, if water is encountered at such foundation depth, what is the volume of water pumped for such additional depth of excavation?	Groundwater water was not encountered during excavation.
10	How much additional water was required for curing and construction purpose? Source of water?	Source: Tanker Water was required for curing and construction.
11	Rain Water harvesting details	6 Nos. (2 for Roof-Top & 4 for Surface Run-Off) a. 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume) with 6" Dia. 60 m. deep bore well via 1 no. of 0.9 m. Dia. 1.0 m. deep de-siltation pit. for Roof Top pit. b. 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume with 6" Dia. 60 m. deep bore well via 0.9 m. dia. 2.0 m. deep de-siltation pit with O & G trap for Surface pit
12	Solar light, water heating details	Solar hot water system for existing Building and Solar PV panel system is proposed.
13	Use of fly ash bricks ensured? Details thereof	Yes
14	Whether any noise or air pollution control measures taken, if so what are they?	487 No. Tree plantation have been done onsite.
15	Whether any air quality and noise level monitoring done during construction stage, if yes attach results	No
16	Whether any third-party rights are created on the construction without EC?	No

Member Secretary

Chairman

17	Whether any of the construction without EC has already been occupied? If yes, number of families given such occupation. Also give total commercial area being used presently. Also state type of commercial activity i.e. offices, shops, hotels, restaurants etc.	Yes 390 flats are occupied.
18	How many flats sold which are in the area of EC violation and total sale value of such flats?	390 flats have been sold. ₹ 1,07,23,08,712.00 is the sale value of the flats sold
19	How much commercial area sold which is in area of EC violation and total sale value of such commercial area.	NA

C	Commissioning of project	
1	Date of when the project was made operational either by giving possession of residential or commercial areas of the project?	27.01.2012 - As per the OC Received OCC/1217/11
2	How many families are staying in project?	390
3	What is total water supply to project, source and quality	Source: PMC Fresh water Qty:282 KLD - Dry Season
4	Total sewage generation m3/day	262 KLD
5	STP details,	Technology: MBBR Capacity of STP – 300 KLD
6	Treated wastewater disposal	Already connected to municipal sewer lines
7	Any DG sets, are they complying the norms	Yes, installed as per norms 2 No. - 82.5 kVA

Scope of saving on account of environmental protection measures	Recurring Cost	Per day (Rs.)	Non-recurring cost	(Rs.)	References
ATTRIBUTE : AIR POLLUTION					
Water requirement for sprinkling (KL/day): Cost of 1 KL water (Rs):			Cost of 1 KL water	₹ 50.00	The cost of Water Tankers is referred from the PMC Water Tanker Rate 2012 , Rs. 30/ KL For Sprinkling, we have considered additional km wise costing as per PMC water Tanker rate 2012, Thus, the Total rate is 50 Rs./ KL
			Area of Water Sprinkling (Driveway & excavation Area = 8815 m2		
			Quantity of water Sprinkling = 5451.65x m3		
			Total cost of sprinkling of water for construction is	**₹2,72,582.40**	

Member Secretary

Chairman

ATTRIBUTE :WATER POLLUTION					
A. Cost of water requirement					
a. Construction Phase	No. of Labours = 50		1. Violation Construction area = 42934.29m2		The water tariff domestic water rate has been considered from Maharashtra Jeevan Pradhikaran: Water Tariff Domestic Water Rate – PMC – Rs. 8.8 - for domestic use
	Rate of drinking water per m3	₹ 8.80	2. Total Water required during construction = 27420 kl		
	No of labour (50) x 45 lpd x rate of water				
	Total Cost (Per Day)	**₹ 19.80**	**Total Cost = 27420 x 50=**	**₹3,71,000.00**	
b. Operation Phase	No of Flats under violation (390) x water tariff per day		-		Water tariff per year per household as per PMC Property tax document. The Amount varies from Rs. 2.7 to Rs. 3.97 per day has been considered. Thus, we have considered the average cost as Rs. 3.97
	Total Cost (Per Day)	**₹ 1,548**			

Scope of saving on account of environmental protection measures	Recurring Cost	Per day (Rs.)	Non-recurring cost	(Rs.)	References
B. Cost of sewage treatment, reuse & disposal:					
a. Construction phase	1. No. of Labours = 50				Septic Tank was provided during construction phase. The cost of sewage treatment in MBBR STP per day has been calculated considering STP Capacity and O&M Cost - Rs. 10.81/m3/day from EMP
	2. Approximate Cost of sewage treatment in MBBR STP ($Rs/m^3/d$)	₹ 10.81			
	3. Sewage generation =50 Labours x 45 lpcd x 0.9/1000	2.03			

Member Secretary

Chairman

	4. Cost of treatement per day	**₹ 21.90**			
b. Operation Phase					STP has been provided on Site. Photos of same has been attached in the document
C. Quantity of water pumped out during excavation and a lumpsum cost of Rs. 50 per cum for such unauthorized water extraction and disposal	No groundwater was encountered during excavation. Excavation was done in non monsoon months. Groundwater water level = 16m. (For summer season)				
D. cost of construction& maintenance of recharge well					RWH has been provided on Site. Photos of same has been attached in the document

Scope of saving on account of environmental protection measures	**Recurring Cost**	**Per day (Rs.)**	**Non-recurring cost**	**(Rs.)**	**References**
ATTRIBUTE : SOIL POLLUTION					
In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non-recurring cost.	NA				
In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was handled, the cost based on due diligence of the project site, as given by consultants. (the report must include soil analysis, water analysis, MPCB consent copies, manifest ofHW if any). This requires critical examination from SPCB.	NA				
Cost of preservation of top soil & excavated earth to be considered. [Area (m2) x depth (m)x sp. Gravity (kg/m3) x cost per MT (Rs.)]	The excavated top soil was preserved and used at site to develop the open spaces after the project is completed. Filling		Top Soil used for landscaping =1917m3		The soil preservation rate has been considered from the document "Mahatma Gandhi Rastriya Gramin Rozgar Hami Yojana" The document is valid from 1st April 2022 - Rs. 43.52/m
			Total excavation quantity =7670m3		
			Rate of soil preservation (per m^3)	₹ 43.52	

Member Secretary

Chairman

	plinths, road works and levelling of surrounding areas. Excavated rock material used for compound, road work and retaining wall structures required to be construct inside project.		**Total Cost**	₹ **4,17,226.24**	
ATTRIBUTE : NOISE AND VIBRATION					
For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. [perimeter (m) x height of the barricade(m) x cost of the sheet)			Cost of barricading (per running km)		Barricading was done during Construction phase. Photos have been attached in the Document.
			Perimeter		
			Total Cost	₹ -	
ATTRIBUTE : GREEN BELT					
In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any. Cost of planting & maintaining trees (Number of trees as per the bye-laws) Cost of compensatory tree plantation (5 trees for each tree cut)			Total No. of Trees = 484		Trees are already planted on Site. Tree Survival report attached in the Document
			Trees on site already planted = 484		
			Total Cost (1+2+3+4)	-	
ATTRIBUTE : RH / OHS					
Cost of -workers benefit to be considered in view of Building and Other Construction Workers' Welfare Cess Act, 199			Labour Welfare cess paid to the concerned authority.		Cost of PPE has been calculated considering the requirements such as Safety
A. cost of health checkup of workers: B. cost of safety measures including PPEs:			Cost of PPE and Health Check up		
			Safety Harness	₹ 1,000.00	
			Helmet	₹ 210.00	

Member Secretary

Chairman

			Shoes	₹ 400.00	Harness: Rs.1000, Helmet: Rs. 210, Shoes: Rs. 400, Goggles: Rs. 100, Safety Gloves: Rs. 470, Masks and ear plugs: Rs. 100 and First aid Kits: Rs. 200 -Rs. 2480 / PPE Kit. The Cost of Health check-up for labor has been considered as per the full body check-up plans available in the diagnostic centers - Rs. 1500 / Labour
			Goggles	₹ 100.00	
			Safety Gloves	₹ 470.00	
			Mask and ear plugs	₹ 100.00	
			First Aid Kit	₹ 200.00	
			Total	₹ 2,480.00	
			Health checkup once a year	₹ 1,500.00	
			Total Cost	₹ **2,84,890.41**	
GRAND TOTAL				₹ **23,45,699.05**	

Table 4: Calculation of cost of Remediation and Natural & Community Resource Augmentation Plan

Calculation of cost of Remediation and Natural and Community Resource Augmentation Plan				
Sr. No.	**Description**	**Details**		**Amount**
A.	Assessment of Environment Damages			
1	Recurring Cost	Cost arrived from above table per day X number of days in violation		(a+b+c+d)
		Construction Phase: 772 Days		₹ **62,59,455.00**
		a) Water Consumption		
		Cost arrived from Table above for water consumption (per day)	₹ 19.80	
		Total Cost	₹ **15,285.6**	
		b) Sewage Generation		
		Cost arrived from Table above for sewage treatment per day	₹ 21.90	

Member Secretary

Chairman

		Total Cost	₹ **16,906.8**	
		Operation Phase: 4022 Days		
		c) Water Consumption		
		Cost arrived from Table above for water consumption (per day)	₹ 1,548.30	
		Total Cost	₹ **62,27,262.60**	
		d) Sewage Generation		
		Cost arrived from Table above for water consumption (per day) - STP Already provided on Site	-	
		Total Cost	-	
2	Non - Recurring Cost	Cost as arrived from above table		₹ **23,45,699.05**
	Sub Total (1+2 above)	(Subject to minimum Rs. 1 crore or whichever is higher)		
		Total 1 + 2 = 2345699.05 + 6259910.48	₹ **86,05,154.05**	
		Hence, Cost to be considered is		₹ **1,00,00,000.00**

Calculation of cost of Remediation and Natural and Community Resource Augmentation Plan				
Sr. No.	**Description**	**Details**		**Amount**
B.	Economic benefits accrued due to violation	Total Project cost	₹ 42,93,13,621.73	
1	Economic benefits	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.		₹ **42,93,136.22**
2	Track Record of Project proponent	Incremental cost of Rs. 10 lakhs for each EC violation by PP observed at any other projects in last 3 years	NA	
C	Cost of remediation plan and natural & community resource augmentation plan	Sum of A and B above or amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: FNO22NO22-65/2017 2017-IA -III dated 01/05/2018,whichever is higher.	A + B	₹ **1,42,93,136.22**
		Amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO22 NO22-65/2017 2017-IA -III dated 01/05/2018.	NA -CER is NotApplicable as per MoEF & CC OM F. No. 22 22-65/2017 2017-IA.III dt.30.09.2020	

Damage costing as per MoEF OM - SOP on handling Violation cases, dated 07.07.2021

Member Secretary

Chairman

Damage costing as per MoEF OM - SOP on handling Violation cases, dated 07.07.2021			
Sr. No	**Details**	**Amount in INR**	**Referrence**
A.	Total project cost incurred up to the date of filing of the application	₹ 42,93,13,621.73	Project cost of area under violation
B.	Cost of remedial measures as per damage assessment	₹ 1,42,93,136.22	Cost of Damage Assessment
C.	1% of A	₹ 42,93,136.22	
D.	Total project turnover during the period of violation	₹ 1,07,23,08,712.00	Total Turnover
E.	0.25% of the total turnover during the period of violation	₹ 26,80,771.78	
F.	Total Penalty C+E	₹ 69,73,908.00	
G.	The amount shall be halved if PP reports such violation without coming to the knowledge of the Government	**₹ 34,86,954.00**	As per MoEF OM - SOP on handling Violation cases, dated 07.07.2021 The percentage rates, as above, shall be halved if the PP Suo-moto reports such violations without such violation coming to the knowledge of the Government either on inquiry or complaint

Table 5: Allocation of Damage EMP Costing

Sr. No.	Description of Activity	% Allocation	Cost	Implementing agency	Remarks	Probable Activities to be carried out
1	Afforestation (can include plantation, garden development)	25%	₹ 35,73,284.05	Social forestry and Local body	The afforestation can be either through social forestry or the Local body. Preferably within 50 km from project site	These locations will be identified and recommended by the local body. Mass plantation in fallow land or barren area suggested by the Local body for social forestry
2	Water conservation program (Jalyuktshivar, etc)	25%	₹ 35,73,284.05		Preferably within 50 km radius of project site	Provision of water efficient faucets in nearby schools, public hospitals. Construction of percolation tanks in area suggested by the local body
3	Urban environment and sanitation (can include swaccha Bharat, playground development, urban ground-water recharge schemes etc)	20%	₹ 28,58,627.24	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation

Member Secretary

Chairman

4	Sewerage lines and STP, solid waste management,	20%	₹ 28,58,627.24	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body
5	Urban air/noise pollution control initiatives	10%	₹ 14,29,313.62	Local body		Tree plantation, provision of sound barriers if required at any location identified by the local body, provision of solar heating/lighting system in public spaces or public infrastructures.

PP clarified that mandatory RG is on ground.

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. The Committee noted that:

(a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at **₹ 34,86,954.00/-** (Considering sue moto declaration)

(b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at **₹ 1,42,93,136.22 /-.**

2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

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 under violation category as per MoEF&CC Office Memorandum dated 07.07.2021. Proposal is recommended by SEAC-3 in its 182nd meeting for grant of Environment Clearance total plot area of 24,550.00 m2, FSI area of 27,680.77 m2, Non FSI area of 20,978.99 m2 and total BUA of 48,659.76 m2.

Proposal is recommended by SEAC for grant of Environment Clearance subject to submission of Damage Assessment value of ₹ 1,42,93,136.22 /- and penalty of ₹ 34,86,954.00/-.

During the meeting, SEIAA observed that, PP has not obtained plan approval form competent authority. PP submitted that, they are in final stage of obtaining layout approval and requested authority to allow them few days' time to submit the same. SEIAA noted the same and decided to process the application. PP submitted the same dated 18.01.2024.

The authority noted the ecological damage assessment and the economic benefits accruing as a result of the violation and also the penalty amount as appraised by SEAC. Authority also noted the corresponding Environment Management Plan stipulated by the SEAC costing ₹

1,42,93,136.22/- taking into consideration the remediation plan and Natural and Community Resource augmentation Plan. The Authority accepted the recommendations of the SEAC and decided to grant Environment Clearance subject to submission of Bank Guarantee of ₹ 1,42,93,136.22/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan and submission of penalty of ₹ 34,86,954.00/-.

Further, SEIAA also directed SEIAA cell to confirm with Maharashtra Pollution Control Board whether action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided 1912.57 m2 of mandatory RG on mother earth without any construction i.e. Club House, Swimming pool etc. SEIAA noted the same and asked PP to submit area undertaking to that effect. PP submitted the same dated 24.12.2023.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 11.12.2023.

SEIAA after deliberation decided to grant EC for-FSI-27,680.77 m2, Non FSI-20,978.99 m2, total BUA-48,659.76 m2. (Plan approval No-Zone-1/6418, dated-18.01.2024)

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

1. PP to submit Bank Guarantee of ₹ 1,42,93,136.22/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of ₹ 34,86,954.00/-.
2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP submitted that, they have provided m2 of mandatory RG on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for-FSI-27,680.77 m2, Non FSI-20,978.99 m2, total BUA-48,659.76 m2. (Plan approval No-Zone-1/6418, dated-18.01.2024)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.

1073

EXHIBIT-I

GOVERNMENT OF MAHARASHTRA

No. SEIAA-2023/C.R.140 /SEIAA
Environment and Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 32.
Date: 09.01.2024.

To
The Secretary,
Ministry of Environment, Forest and Climate Change,
Government of India,
Indira Paryavaran Bhavan, Jor Baug, Ali Ganj,
New Delhi-110001.

Subject: Access to operate PARIVESH Portal for 1 month .

Respected Madam,

The Ministry of Environment, Forest and Climate Change, Government of India constituted the State Environment Impact Assessment Authority and SEACs in the State of Maharashtra vide notification no S.O. 107(E), dated 11.01.2021 and tenure of the same is expiring on 10.01.2024. After the expiry of tenure of the SEIAA and SEACs, respective logins of the Chairman and Member Secretary on the PARIVESH portal will stop working. In order to upload the pending minutes of meeting of State Environment Impact Assessment Authority and SEACs, you are requested to allow access of the respective logins of the Chairman and Member Secretary on the PARIVESH portal for 1 month beyond 10.01.2023.

Thanking you.

Yours Sincerely

09/01/2024
(Pravin Darade)
Principal Secretary,
Govt. of Maharashtra.

Copy to,
Additional Secretary, Ministry of Environment, Forest and Climate Change,
Government of India, Indira Paryavaran Bhavan, Jor Baug, Ali Ganj, New Delhi-110001.

EXHIBIT-J

GOVERNMENT OF MAHARASHTRA

No. SEIAA-2023/C.R.140 /SEIAA
Environment and Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 32.
Date: ~~09~~ 24.01.2024.

To
The Secretary,
Ministry of Environment, Forest and Climate Change,
Government of India,
Indira Paryavaran Bhavan, Jor Baug, Ali Ganj,
New Delhi-110001.

Subject: Access to operate PARIVESH Portal for another 15 days beyond 25th January, 2024 .

Ref. : 1. Environment and Climate Change Department, Govt of Maharashtra letter dated 09.01.2024.
2. Your email dated 24.01.2024.

Respected Madam,

The Ministry of Environment, Forest and Climate Change, Government of India vide email dated 24.01.2024 activated the PARIVESH portal for 15 days' time period w.e.f. 10.01.2024 i.e. till 25.01.2024. However, taking into consideration the amount of workload before SEIAA/SEACs, you are again requested to allow access of the respective logins of the Chairman and Member Secretary of SEIAA/ SEACs on the PARIVESH portal for further 15 days w.e.f. 25.01.2024.

Thanking you.

Yours Sincerely

(Pravin Darade)
Principal Secretary,
Govt. of Maharashtra.

Copy to,
Additional Secretary, Ministry of Environment, Forest and Climate Change,
Government of India, Indira Paryavaran Bhavan, Jor Baug, Ali Ganj, New Delhi-110001.

2660

1075

Activate the parivesh portal for next 15 days time period w.e.f 10.01.2024 for SEIAA Maharashtra

MOHIT SAXENA <mohit.saxena@gov.in>

Wed 1/24/2024 12:10 PM

To:Pravin Darade <psec.env@maharashtra.gov.in>;

Cc:Sujit Kumar Bajpayee <sujit.baju@gov.in>; Dr R. B. Lal <rb.lal@nic.in>; Navin Kishore Karn <navinkk@nic.in>; Dr R. B. Lal <rb.lal@nic.in>; vkb nic <vkb.nic@gmail.com>;

1 attachments (482 KB)

SEIAA Maharashtra.pdf;

Sir

May please refer to trailing mail regarding activation of PARIVESH Portal for login till 25th Jan 2024. NIC has also informed the same to Master Trainer deployed in SEIAA, Maharashtra. Further, if any extension is required beyond 25th Jan 2024 for another 15 days, please intimate Ministry in an advance.

Regards

Dr Mohit Saxena
Scientist D/Joint Director
IA Division
MoEF&CC
Vayu 3rd Floor, Indira Paryavaran Bhawan, Jorbagh
New Delhi-110003
Tel No 011-20819383

From: "Vikash Kumar" <vikash.kumar53@nic.in>
To: "Dr R. B. Lal" <rb.lal@nic.in>
Cc: "Navin Kishore Karn" <navinkk@nic.in>, "Sujit Kumar Bajpayee" <sujit.baju@gov.in>, "MOHIT SAXENA" <mohit.saxena@gov.in>, "Prabhakar Kumar" <prabhakar.kumar52@nic.in>, "Mukesh Kumar Bhatia" <mukeshk.bhatia@nic.in>, "vkb nic" <vkb.nic@gmail.com>, "Monitoring Cell" <monitoring-ec@nic.in>
Sent: Thursday, January 18, 2024 11:37:03 AM
Subject: Re: Activate the parivesh portal for next 15 days time period w.e.f 10.01.2024 for SEIAA Maharashtra

Dear Sir,

As per trailing mail, Login of SEIAA/SEAC Maharashtra extended till 25th Jan. 2024.
We will inform the State office through separate mail.

सादर/Regards,
विकास कुमार/Vikash Kumar
वैज्ञानिक-सी / Scientist-C
पर्यावरण सूचना विज्ञान प्रभाग/Environment Informatics division
राष्ट्रीय सूचना-विज्ञान केंद्र/National Informatics Centre
इंदिरा पर्यावरण भवन/Indira Paryavaran Bhawan
Ext: 5358

---- On Thu, 18 Jan 2024 10:30:19 +0530 **Dr R. B. Lal <rb.lal@nic.in>** wrote ---

After activation please inform to SEIAA also

Best Regards,

(Dr. R. B. LAL)
Director/Scientist 'F' &
Member Secretary, Expert Appraisal Committee (Industry-1 Sector)
Impact Assessment Division,
Ministry of Environment, Forest and Climate Change,
Government of India,
Room No. V-304, 3rd Floor, Vayu Wing,
Indira Paryavaran Bhawan
Aliganj, Jor Bagh Road,
New Delhi - 110 003, INDIA Email- rb.lal@nic.in
Telephone +91-11-20819346

.....

Save Environment & Biodiversity & Zero Effect to the Environment

---

From: "MOHIT SAXENA" <mohit.saxena@gov.in>
To: "Navin Kishore Karn" <navinkk@nic.in>, "Vikash Kumar" <vikash.kumar53@nic.in>
Cc: "Sujit Kumar Bajpayee" <sujit.baju@gov.in>, "Dr R. B. Lal" <rb.lal@nic.in>
Sent: Thursday, January 18, 2024 10:24:18 AM
Subject: Activate the parivesh portal for next 15 days time period w.e.f 10.01.2024 for SEIAA Maharashtra

Sir

Tenure of SEIAA/SEAC, Maharashtra has been expired on 10.01.2024. Please activate the parivesh portal for next 15 days time period w.e.f 10.01.2024 to allow SEIAA Maharashtra to upload minutes/letters which are duly approved by SEIAA

Approval on file has been obtained. NIC is requested for n/a in this regard

Regards

Dr Mohit Saxena
Scientist D/Joint Director
IA Division
MoEF&CC
Vayu 3rd Floor, Indira Paryavaran Bhawan, Jorbagh
New Delhi-110003
Tel No 011-20819383

--

Dr Mohit Saxena
Scientist D/Joint Director

IA Division
MoEF&CC
Vayu 3rd Floor, Indira Paryavaran Bhawan, Jorbagh
New Delhi-110003
Tel No 011-20819383

ENVIRONMENTAL CLEARANCE

PARIVESH (Pro-Active and Responsive Facilitation by Interactive, and Virtuous Environmental Single-Window Hub)

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

To,

The Partner
MS RAOJEE CONSTRUCTIONS
S No. 17/1A/2, Dhanori, Pune -411015

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/438088/2023 dated 10 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

1.	**EC Identification No.**	**EC24B038MH117578**
2.	**File No.**	SIA/MH/INFRA2/438088/2023
3.	**Project Type**	New
4.	**Category**	B
5.	**Project/Activity including Schedule No.**	8(a) Building and Construction projects
6.	**Name of Project**	Palladium Homes
7.	**Name of Company/Organization**	MS RAOJEE CONSTRUCTIONS
8.	**Location of Project**	MAHARASHTRA
9.	**TOR Date**	N/A

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 09/02/2024

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH.Please quote identification number in all future correspondence.

This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No.
SIA/MH/INFRA2/438088/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai-
400032.

To
M/s. Raojee Constructions,
S. No. 16 H. No. 2 & 4 at Dhanori,
Taluka Haveli, Dist. Pune.

Subject : Environmental Clearance for Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions. (violation Cattegory)

Reference : Application no. SIA/MH/INFRA2/438088/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 182nd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 under violation category as per MoEF&CC OM dated 07.07.2021 and recommend to SEIAA. Proposal then considered in 272nd (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28th December, 2023.

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

1	Proposal Number	SIA/MH/INFRA2/438088/2023	
2	Name of Project	Residential development "Palladium Homes" on S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune by M/s. Raojee Constructions.	
3	Project category	8a (B1) Application is submitted as per OM dated 07.07.2021	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Gautam Tingre
		Regd. Office address	S. No. 17/1A/2, Dhanori, Pune 411015
		Contact number	020-27028222
		e-mail	dhanoriec@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Fresh EC – ToR *Suo moto* violation case	
8	Details of previous EC	NA	
9	Location of the project	S. No. 16 H. No. 2 & 4 at Dhanori, Taluka Haveli, Dist. Pune	
10	Latitude and Longitude	Latitude: 18°35'57.49"N Longitude: 73°54'0.38"E	
11	Total Plot Area (m^2)	24,550.00	

12	Deductions (m^2)	5,424.34 (RW and Reservation area) + 3,520.00 (amenity) = 8,944.34
13	Net Plot area (m^2)	15,605.66
14	Proposed FSI area (m^2)	27,680.77
15	Proposed non-FSI area (m^2)	20,978.99
16	Proposed TBUA (m^2)	48,659.76
17	TBUA (m^2) approved by	DPO/CC/1272/11 dated 05.07.2011 for total BUA - 42,934.29 m^2 Approved by PMC. Application for proposed BUA in process.
18	Planning Authority till date	Pune Municipal Corporation (PMC)
19	Ground coverage (m^2) & %	6,494.00 & 33.95 %
20	Total Project Cost (Rs.)	59.49 Cr
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020

22 — Details of Building Configuration:

~~Previous EC /~~ Existing Building			Proposed Configuration			Reason for Modification / Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Building A	P + 10	33.00	Building A	P + 10	33.00	Completion received for Building A, C, D, E, F, Club house. No change proposed in these buildings. Building B (P+1) will be constructed up to P+10
Building B	P + 1	6.50	Building B	P + 10	35.20	
Building C	P + 10	33.00	Building C	P + 10	33.00	
Building D	P + 10	33.00	Building D	P + 10	33.00	
Building E	P + 10	33.00	Building E	P + 10	33.00	
Building F	P + 10	33.00	Building F	P + 10	33.00	
Club House	G + 1	8.26	Club House	G + 1	8.26	

23	Total number of tenements	430 Nos (Population – 2,150 Nos)	

24 — Water Budget

Dry Season (CMD)		Wet Season (CMD)	
Fresh Water	282	Fresh Water	282
Flushing (Recycled)	09	Flushing (Recycled)	09
Recycled (Gardening)	20	Recycled (Gardening)	00
Swimming Pool	01	Swimming Pool	00
Total	311	Total	291
Excess treated water	233	Excess treated water	253

25	Water Storage Capacity for Firefighting/UGT	Fire tank for UGWT - 375 CMD Fire tank for OHWT – 20 CMD for each building
26	Source of water	Pune Municipal Corporation (PMC)
27	Rainwater Harvesting	Level of the Ground water: Summer Season – 13.33 m. to 18.67 m. BGL. (16.00 BGL Avg.)

	(RWH)	table:	Rainy Season – 5.67 m. to 8.67 m. BGL. (7.17 BGL Avg.) Winter Season – 9.50 m. to 13.67 m. BGL. (11.59 BGL Avg.)	
		Size and no of RWH tank(s) and Quantity:		NA
		Quantity and size of recharge pits:	6 Nos. (2 for Roof-Top & 4 for Surface Run-Off) Size: a) 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume) with 6" Dia. 60 m. deep bore well via 1 no. of 0.9 m. Dia. 1.0 m. deep de-siltation pit. for Roof Top pit. b) 1.00 m. X 1.00 m. X 1.25 m. (or equivalent volume with 6" Dia. 60 m. deep bore well via 0.9 m. dia. 2.0 m. deep de-siltation pit with O & G trap for Surface pit.	
		Details of UGT tanks	NA	
28	Sewage and Wastewater	Sewage generation in CMD:		262 KLD
		STP technology:		MBBR
		Capacity of STP (CMD):		300 KLD
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	05	Will be handed over to authorised agency
		Wet waste:	08	Will be handed over to authorised agency
		Construction waste	debris from construction activity	Debris will be reused within site
30	Solid Waste Management during Operation Phase	Type	Qty.(kg/day)	Treatment / disposal
		Dry waste:	430	Will be handed over to authorized agency
		Wet waste:	645	Will be treated in OWC machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	06	Will be handed over to authorized agency
		STP Sludge (dry)	36	Used as Manure and rest will be handed over to nursery
31	Green Belt Development	Total RG area (m^2):		Required: 1,560.57 , Provided: 2,276.50
		Existing trees on plot:		484
		Number of trees to be planted:		Required – 196 Nos
		Number of trees to be cut:		00
		Number of trees to be transplanted:		00
32	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		18 KW (1 DG set of 25 KVA)

		During Operation phase (Connected load):	1998 KW
		During Operation phase (Demand load):	833 KW
		Transformer:	2 X 630 KVA + 1 X 315 KVA
		DG set:	2 X 82.5 KVA
		Fuel used:	HSD
33	Details of Energy saving	Energy Conservation Measures in %: 21% • Solar water heating, Solar PV system • Energy efficient LED,V3F drive motors	

34	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs. in Lakh)
		Capital	Air, water, land, biological environment and socioeconomic environment	14.91
		O & M	Air, water and Noise Monitoring	1.25

35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. in Lakh)	O & M (Rs. in Lakh/Y)
		Sewage treatment	STP	34.00	11.84
		RWH	Recharge pit	10.00	0.80
		Solid Waste	OWC	16.75	4.25
		Swimming Pool	--	17.98	1.26
		Green Belt Development	Plantation	95.60	2.29
		Energy saving	Solar water heating & Solar PV	64.0	1.28
		Environmental Monitoring	EMP costing	MoEF & CC approved laboratory	15.67
		Disaster Management	DMP Budgetary Allocation	101.38	6.40

36	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m^2)
		4-Wheeler	235	302	12.5
		2-Wheeler	900	915	2

37	Details of Court cases / litigations w.r.t. the project and project location if any.	NA

3. Proposal is a new construction project under violation category as per MoEF&CC Office Memorandum dated 07.07.2021. Proposal has been considered by SEIAA in its 272nd (Day-3) meeting held on 28th December, 2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to submission of BG of ₹ 1,42,93,136.22 /- and penalty of ₹ 34,86,954.00/-. Now, PP submitted the BG of ₹ 1,42,93,136.22 /- and penalty of ₹ 34,86,954.00/- on 03.02.2024 and 31.12.2023 respectively. SEIAA decided to grant Environment Clearance subject to implantation

of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. The Committee noted that:
   (a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at **₹ 34,86,954.00/-** (Considering sue moto declaration)
   (b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at **₹ 1,42,93,136.22 /-.**
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP to submit Bank Guarantee of ₹ 1,42,93,136.22/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of ₹ 34,86,954.00/-.
2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP submitted that, they have provided 1912.57m2 of mandatory RG on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for-FSI-27,680.77 m2, Non FSI-20,978.99 m2, total BUA-48,659.76 m2. (Plan approval No-Zone-1/6418, dated-18.01.2024)

General Conditions:

a) Construction Phase :-

I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after

recovering recyclable material.

II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.

IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

V. Arrangement shall be made that waste water and storm water do not get mixed.

VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.

VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.

X. The Energy Conservation Building code shall be strictly adhered to.

XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.

XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.

XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.

XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

XVIII. Diesel power generating sets proposed as source of backup power for elevators and

conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.

III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely

circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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