

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE

INTERLOCUTORY APPLICATION NO. 198 OF 2024

IN

APPEAL NO. 135 OF 2024

In the matter of:

Tanaji Balasaheb Gambhire ... Appellant

Versus

Union of India & Ors. ... Respondents

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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

INTERLOCUTORY APPLICATION NO. 198 OF 2024

IN

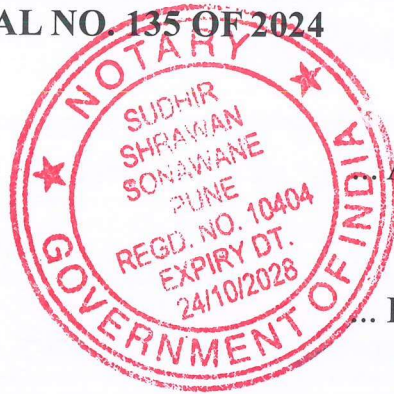
APPEAL NO. 135 OF 2024

In the matter of:

Tanaji Balasaheb Gambhire

Versus

Union of India & Ors.



Appellant

... Respondents

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

I, Shri. Ajay Sadashiv Bhagat, an adult Indian Inhabitant, the Authorised Signatory of Respondent No. 9 in the captioned matter having my address at Modibaug Ganeshkhind Road, Shivajinagar Pune-411016, 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 the 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.

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 captioned 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 Ld. Tribunal in view of the above well settled position of law, the



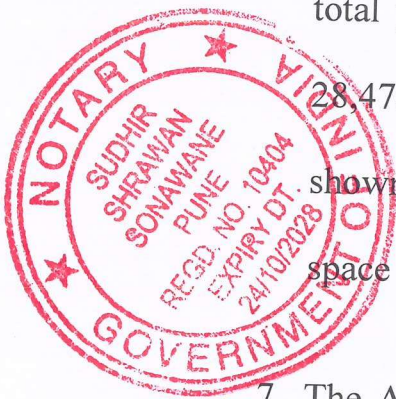
present Application filed by the Applicant/Appellant seeking Condonation of Delay in filing the captioned Appeal be heard and decided first by this Hon'ble Tribunal.

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 present Interlocutory Application and also in the captioned Appeal.

BRIEF FACTS:

6. 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 commercial project "M-Triumph" at CTS No. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune for total plot area of 4,140.50 sq. mtrs. with total built up area of 28,475.92 sq. mtrs. consisting of 1 commercial building having showroom space on ground floor and 1st to 11th floor area of office space ("said Project").

7. The Applicant/Appellant, by way of the captioned 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

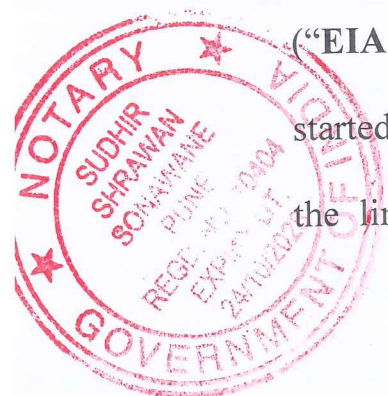


Impact Assessment Authority (“SEIAA”) on the ground that the impugned EC was issued when Respondent No. 2-SEIAA was not in operation on the date of issuance of the EC, the tenure of Respondent No. 2-SEIAA was over and that the impugned EC is purportedly an *ex post facto* EC which is impermissible in 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

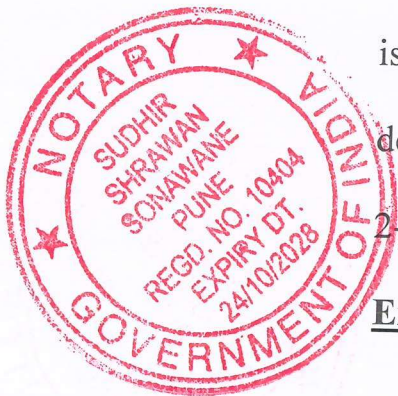


obtaining prior EC under the EIA Notification (*Annexed at A-11/ Pg. No. 187 of the Appeal*).

c) On 20th May 2022, 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 20th May 2022 for grant of ToR.

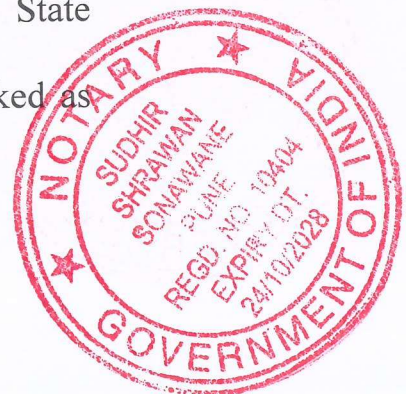
d) On 25th May 2022, Respondent No. 2-SEIAA issued the ToR to Respondent No. 9 for the purpose of preparing Environment Impact Assessment (“**EIA**”) Report and Environment Management Plan (“**EMP**”) for obtaining EC for the said Project. Hereto annexed and marked as **Exhibit-“B”** is a copy of the ToR Letter dated 25th May 2022.

e) On 9th June 2023, Respondent No. 9 made an application for issuance of EC for the said project along with all the requisite documents and the same was duly accepted by Respondent No. 2-SEIAA on 12th June 2023. Hereto annexed and marked as **Exhibit-“C”** is a copy of the EC application dated 9th June 2023



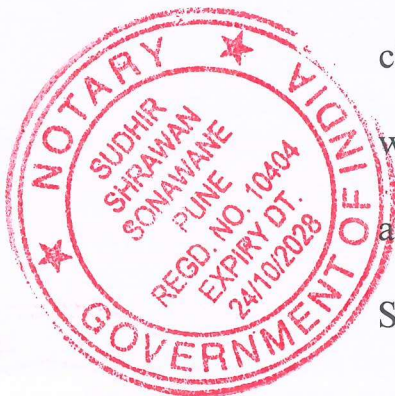
and Exhibit-“D” is a copy of the email acknowledgement of Respondent No. 2-SEIAA dated 12th June 2023.

- 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 5th, 6th and 8th September 2023, Respondent No. 3-SEAC-III considered the proposal of Respondent No. 9 in its 178th meeting on the basis of documents submitted and presentation made by Respondent No. 9. It was noted that Respondent No. 9 has received building approval as well as Commencement Certificate (“CC”) from Respondent No. 8, the Pune Municipal Corporation (“PMC”) on 21st January 2022 for total built up area of 28,475.92 sq. mtrs. and only some internal finishing work is pending. All issues relating to the environment, including air, water, land, soil, ecology, biodiversity and social aspects were thoroughly examined and as per the Office Memorandum dated 7th July 2021. The penalty costs arrived at was Rs. 22,45,500/- and the damage assessment value arrived at was Rs. 1,44,91,000/-. 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-“F”** is a copy of the 178th minutes of meeting of SEAC-III.

h) On 19th October 2023, Respondent No.2-SEIAA considered the proposal of Respondent No. 9 in its 267th 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 terms and conditions stipulated therein including submission of bank guarantee of Rs. 1,44,91,000/- towards effective implementation of remediation plan and natural and community Resource Augmentation Plan and submission of penalty of Rs. 22,45,500/-. I say that Respondent No. 2-SEIAA therefore, made a decision to grant EC for the said project of Respondent No. 9 on 19th October 2023 which was during the tenure of Respondent No.2-SEIAA. On 19th December 2023, Respondent No. 9 submitted the requisite bank guarantee of Rs. 1,44,91,000/- and on 20th December 2023, Respondent No. 9 submitted the penalty charges of Rs. 22,45,500/-, thereby duly complying with the conditions of Respondent No. 2- SEIAA. Hereto annexed and marked as **Exhibit-“G”** is a copy of the 267th minutes of the meeting of SEIAA dated 19th October 2023 and **Exhibit-“H”** is a copy of the letter dated 20th December 2023 of Respondent No. 9.

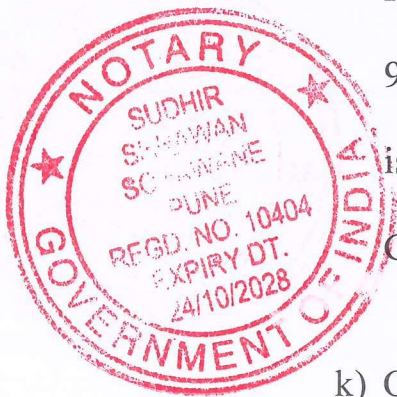
- i) On 9th January 2024, the State Government made a request to Respondent No. 1-MoEF&CC for access to operate the PARIVESH Portal for a period of one month in order to upload the pending minutes of the meeting of Respondent No. 2-SEIAA



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 24th January 2024. Hereto annexed and marked as **Exhibit-“I”** is a copy of the letter dated 9th January 2024 of the State Government.

- j) 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.

- k) 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 19th October

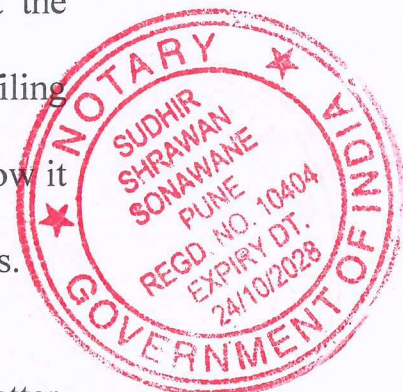
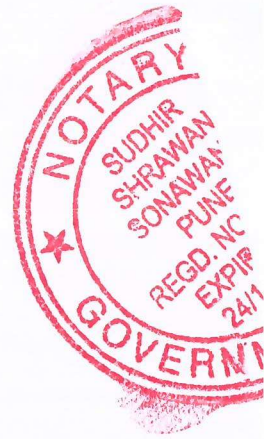


2023. Hereto annexed and marked as Exhibit-“K” is a copy of the impugned EC letter dated 9th February 2024.

9. I say and submit that Respondent No. 2-SEIAA considered the proposal of Respondent No. 9 and accorded Environmental Clearance on 19th October 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.

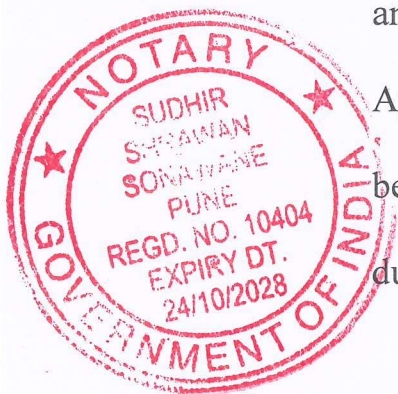
11. In the present case, as per the case status of the captioned matter, the present Appeal was filed on 7th May 2024 and registered after removing defects on 18th May 2024. The impugned EC was issued



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 thirty (30) days.

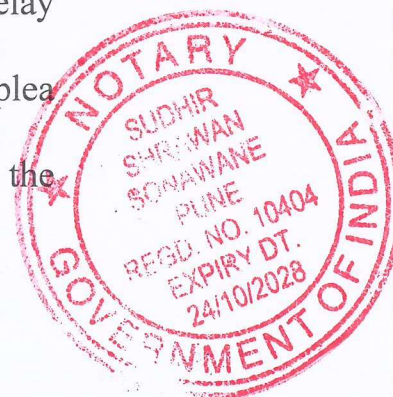
12.I say that on a bare perusal of the present application, it is evident that the Applicant/Appellant has given no cogent reasons or made any averments in the captioned IA or the Appeal to demonstrate that there was sufficient cause preventing the Applicant/Appellant from filing the captioned Appeal within the statutory period of thirty (30) days. The only explanation vaguely given by the Applicant/Appellant for supposed delay in filing the captioned 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.

13.The Applicant/Appellant has also attempted to rely on the Order dated 29th April 2024 passed by this Ld. Tribunal (*annexed at Annexure-A-2/Pg. 947 in IA No. 198 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 happened 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



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Applicant/Appellant herein from filing the captioned Appeal within the statutory period of thirty (30) days.

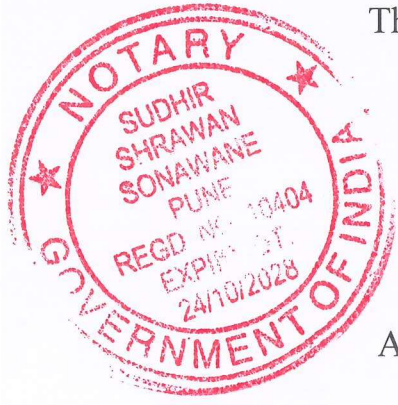
15. In light of the aforesaid facts and circumstances, it is submitted that the Applicant/Appellant has failed to plead and demonstrate the sufficient cause as to why they were prevented from approaching this Hon'ble Tribunal earlier within the statutory period prescribed under Section 16 of the NGT 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 Ld. Tribunal *in limine* and with heavy costs.

Solemnly affirmed at _____.

This day of _____ 2024.



Ashwani
Deponent



Dai

Advocates for Respondent No. 9

BEFORE ME

Sudhir S. Sonawane
SUDHIR S. SONAWANE
NOTARY GOVT. OF INDIA
PUNE

29 NOV 2024



VERIFICATION

I, Shri. Ajay Sadashiv Bhagat, aged about 46 years, an Adult, Indian Inhabitant, the Respondent No. 9 abovenamed, having my address at Modibaug Ganeshkhind Road, Shivajinagar Pune-411016, do hereby solemnly declare that what is stated in Paragraphs 1 to 15 are true to my own knowledge, information and belief, and I believe the same to be true.

Solemnly declared at _____)
this day of _____ 2024.)


Deponent

BEFORE ME
SUDHIR S. SONAWANE
NOTARY GOVT. OF INDIA
PUNE

3 9 MAY 2024

Timeline Details

Proposal received date at each stage of flow.

Proposal No. : SIA/MH/MIS/77135/2022

Project Name : M-Triumph

Project Sector : INFRA-2

Date of submission : 20 May 2022

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
20/05/2022	NA	NA	25/05/2022	N/A	N/A	N/A	N/A	25/05/2022	

**KINGSVILLE REALTY LLP**

Date:17.05.2022

To,
The Member Secretary,
State Level Expert Appraisal Committee - III,
Environment Department,
New Administrative building,
15th Floor, Mantralaya,
Mumbai - 400032

Subject : Application for obtaining EC as per the MoEF&CC OM vide F. No. 22-21/2020-IA.III dated 7th July 2021, for Commercial project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind road, Bhamburda, Shivaji Nagar, Pune by Kingsville Realty LLP.

Dear Sir,

This is with reference to above mentioned subject; we are submitting herewith the application for obtaining EC as per the MoEF&CC OM vide F. No. 22-21/2020-IA.III dated 7th July 2021 along with Form1 and Form 1A and necessary plans, drawings and annexure as per the requirement on Parivesh portal.

We request you to acknowledge the same and consider the proposal in upcoming SEAC Meeting.

Thanking you,

Yours faithfully,

For Kingsville Realty LLP.

Authorized Signatory


APPENDIX I

(See Paragraph-6)

CATEGORY - B

Note : If space provided against any parameter is inadequate, Kindly upload supporting document under 'Additional Attachments if any' at the last part of the Form1. Please note that all such Annexures must be part of single pdf document.

(I) Basic Informations

S.No.	Item	Details	
	Whether proposal involved violation of EIA notification	Yes	
	Weather Consent to Establishment Obtained	No	
	Upload copy of CTE	NA	
1.	Name of the Project	M-Triumph	
	Proposal No	SIA/MH/MIS/77135/2022	
2.	Project Sector	INFRA-2	
3.	Location of the project	CTS no. 2281 to 2288, Ganeshkhind road, Bhamburda, Shivaji Nagar, Pune	
4.	Shape of the project land Uploaded GPS file Uploaded copy of survey of India Toposheet	Point Annexure-GPS file  Annexure-Survey of india toposheet	
5.	Brief summary of project	Annexure-Brief summary of project	
6.	State of the project	Maharashtra	
Details of State of the project			
S.no	State Name	District Name	Tehsil Name
(1.)	Maharashtra	Pune	Haveli
7.	Town / Village	Shivajinagar	
8.	Plot/Survey/Khasra No.	CTS no. 2281 to 2288	
9.	S. No. in the schedule	8(a) Building and Construction projects	
10.	Proposed capacity/area/length/tonnage to be handled/command area/lease area/number or wells to be drilled	31,339.55 ha.	
11.	New/Expansion/Modernization	New	
12.	Category of project	B	
13.	Does it attract the general condition? If yes, please specify	No	
15.	Does it attract the specific condition?	No	
16.	Is there any litigation pending against the project?	No	

17.	Nearest railway station along with distance in kms.	Shivajinagar railway station, 0.84 km
18.	Nearest airport along with distance in kms	Pune, 8.6 km
19.	Nearest Town/City/District Headquarters along with distance in kms	Pune , 1.40 km
20.	Distance of the project from nearest Habitation	0.1 , 0.1 km
21.	Details of alternative sites examined shown on a toposheet	No
22.	Whether part of interlinked projects?	No
23.	Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980?	No
24.	Whether the proposal involves approval/clearance under the wildlife (Protection)Act,1972?	No
25.	Whether the proposal involves approval/clearance under the C.R.Z notification,2011?	No
26.	Whether there is any Government Order/Policy relevent/relating to the site?	No
27.	Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?	No
28.	Project Cost(in Lac.)	26440
30.	Whether the proposed project/activity located in notified Industrial area(Yes/No)	No

Activity

- 1 Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

S.No	Information/Checklist confirmation	Yes/No	Details there of (with approximate quantities/rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	Development is carried out in line with the topography & without disturbing natural contour. Land use is permitted as per DP hence no change in landuse proposed.
1.2	Clearance of existing land, vegetation and buildings?	No	No demolition or clearance of land involved in the development

1.3	Creation of new land uses?	No	It is a new project; land use is permitted as per DP hence no change in landuse.
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Geotechnical Investigation is carried out.
1.5	Construction works?	Yes	Commercial: 3 Basements + Ground Floor + Mezzanine floor + 1st floor + Service floor + 2nd to 11th Floor
1.6	Demolition works?	No	--
1.7	Temporary sites used for construction works or housing of construction workers?	No	--
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations and fill or excavations	Yes	Excavation was carried out. Construction carried out as per sanction received from PMC.
1.9	Underground works including mining or tunneling?	No	--
1.10	Reclamation works?	No	--
1.11	Dredging?	No	--
1.12	Offshore structures?	No	--
1.13	Production and manufacturing processes?	No	--
1.14	Facilities for storage of goods or materials?	Yes	During construction phase temporary storage facilities was created to store the construction raw material.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	The sewage generated is treated in STP and reuse of treated water is done for flushing and gardening. Excess treated water is discharged into Municipal sewer line. Segregation of non-biodegradable and biodegradable garbage on site. Bio degradable garbage; is treated in OWC Non-biodegradable garbage; is sent to authorized vendors STP Sludge (Dry sludge); Used as manure for landscaping.
1.16	Facilities for long term housing of operational workers?	No	--
1.17	New road, rail or sea traffic during construction or operation?	No	--
1.18	New road, rail, air water borne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	--
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	--
1.20	New or diverted transmission lines or pipelines?	No	--
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	--
1.22	Stream crossings?	No	--
1.23	Abstraction or transfers of water from ground or surface waters?	No	Ground water was not extracted. If so, permission will be taken

			from CGWA.
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	Yes	By considering the runoff prior to development and runoff after development there is some increment in runoff of storm water part of which is recharged through rain water harvesting pits.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	There was transport of construction materials. It was planned during non-peak hours. Precautions were taken to reduce the impact of the vehicular movement by trying to avoid the vehicular trips during peak hours and covering the loose material with appropriate measures.
1.26	Long-term dismantling or decommissioning or restoration works?	No	--
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	--
1.28	Influx of people to an area in either temporarily or permanently?	Yes	There is influx of approx. 3,900 people in proposed project.
1.29	Introduction of alien species?	No	--
1.30	Loss of native species or genetic diversity?	No	--
1.31	Any other actions?	No	--

2 Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)	No	Total Plot Area under development: 4,140.50 m ² Plot is under residential/commercial zone as per DP.
2.2	Water (expected source & competing users) unit: KLD	Yes	During construction Phase: Water Requirement: From Water tankers (For Construction): approx. 10 m ³ /day. From Tanker water of potable quality (For Workers): 5 m ³ /day During Operation: Source of water: PMC Domestic 98 CMD (Fresh from PMC) Flushing 78 CMD (Recycled) Gardening 5 CMD (Recycled) Total: 181 CMD
2.3	Minerals (MT)	No	--
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)	Yes	Quantity: As per requirement Stone aggregates demand was met from the clay/soil generated after excavation and from open

			market for development. Sources: The material required for construction activities was procured from company's authorized/approved vendors only. The vendors' performance will be monitored periodically. In case of urgency or non-availability of materials from authorized/approved vendors, it was procured from the open market.
2.5	Forests and timber (source – MT)	Yes	Timber required for doors sourced from local suppliers.
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT),energy (MW)	Yes	During construction Phase: Source: MSEDCL Maximum Load: 320 KVA DG set as Power back-up: 1 x 120 KVA Operation phase: Total Connected load: 4448 kVA Total Demanded load: 3040 kVA Source of power supply: MSEDCL DG Set: 3 x 1250 KVA Transformer: 2 x 2500 KVA
2.7	Any other natural resources (use appropriate standard units)	No	--

3 Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	--
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	--
3.3	Affect the welfare of people e.g. by changing living conditions?	No	--
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.	No	--
3.5	Any other causes	No	--

4 Production of solid wastes during construction or operation or decommissioning (MT/month)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data

4.1	Spoil, overburden or mine wastes	No	Not applicable.
4.2	Municipal waste (domestic and or commercial wastes)	Yes	During Construction Phase: Quantity of the top soil preserved: 36 CUM Disposal of the construction way debris: Excavated earth material was used for filling material for plinth area and Top soil for landscaping. During Operation Phase: Waste generation in the operation phase Commercial: Biodegradable waste: 390 kg/day Non-Biodegradable waste: 585 kg/day E-waste: 16 kg/day Hazardous waste: NA Biomedical waste (Kg/month) (If applicable): NA STP sludge: 20 kg/day
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	No	--
4.4	Other industrial process wastes	No	--
4.5	Surplus product	No	--
4.6	Sewage sludge or other sludge from effluent treatment	Yes	Dried sludge from STP will be used as manure for landscaping.
4.7	Construction or demolition wastes	Yes	Quantity of the top soil preserved: 36 CUM Disposal of the construction debris: Excavated earth material was used for filling material for plinth area and Top soil for landscaping.
4.8	Redundant machinery or equipment	No	--
4.9	Contaminated soils or other materials	No	--
4.10	Agricultural wastes	No	--
4.11	Other solid wastes	No	--

5 Release of pollutants or any hazardous, toxic or noxious substances to air(Kg/hr)

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	D.G. Sets as per CPCB norms is used during power failure.
5.2	Emissions from production processes	No	--
5.3	Emissions from materials handling including storage or transport	Yes	Fugitive dust emission due to handling and loading/unloading during construction. Frequent water sprinkling was done to minimize the fugitive emissions.
5.4	Emissions from construction activities including plant and equipment	Yes	The project may have caused rise in dust levels during construction

			phase. Precautions were taken to reduce dust generation by water sprinkling at regular intervals.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Dust generation was controlled as described above. Proper ventilation is provided around STP and solid waste management facilities for odour control.
5.6	Emissions from incineration of waste	No	--
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	--
5.8	Emissions from any other sources	No	--

6 Generation of Noise and Vibration, and Emissions of Light and Heat:

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	For control of noise following measures are adopted: Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time Provision of ear plugs to workers Use of high efficiency mufflers No noise polluting work in night shifts Provision of barricades along the periphery of the site.
6.2	From industrial or similar processes	No	--
6.3	From construction or demolition	Yes	Noise levels may have increased due to operation of machinery as well as transportation vehicles. This may have caused nuisance to the nearby area. Following precautions were taken to control noise pollution: High noise generating construction activities would be carried out only during day time Installation, use and maintenance of mufflers on equipment Provision of barricades along the periphery of the site Plantation of trees Acoustic enclosure for DG set,
6.4	From blasting or piling	No	--
6.5	From construction or operational traffic	Yes	There was transport of materials for construction work. Precautions was taken to reduce the impact of the vehicular movement such as vehicular trips will not be at peak traffic hours.

6.6	From lighting or cooling systems	No	During Construction phase: Proper traffic management for the construction vehicles Regular maintenance of vehicles with suitable enclosures and intake silencers Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours. During Operation Phase: Install traffic control measures to regulate the flow of traffic Assign traffic wardens to regulate flow of project traffic during peak hours.
6.7	From any other sources	No	--

7 Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	--
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	During Construction Phase: Mobile sanitary toilets were installed and toilets were regularly maintained by Authorized Vendor During Operation Phase: The treated sewage is being reused for flushing and gardening within the premises. Excess treated sewage is being disposed to the existing sewer line.
7.3	By deposition of pollutants emitted to air into the land or into water	No	Dust was generated during construction phase from earthworks and movement of vehicles. Appropriate fugitive dust control measures, including watering, water sprinkling of exposed areas and dust covers for trucks, provided to minimize any impacts. DG exhaust is discharged at stipulated height by providing adequate stack height to the DG sets.
7.4	From any other sources	No	--
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	--

8 Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	--
8.2	From any other causes	No	--
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	Yes	Landslides are not expected in the area. Management plan for flood and earthquake is as follows: Flood: • Minimizing the incremental runoff from the site with the help of rain water harvesting pits • Level of ground water table: 12-15 m • RWH pits 2 No. are provided. • Use of screens and silt traps to SWD Earthquake: The structure of the building is designed as per IS codes for zone III.

9 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

S.No	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: <ul style="list-style-type: none"> ◦ Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) ◦ housing development ◦ extractive industries ◦ supply industries ◦ Other 	Yes	Supporting infrastructure is already in existence. Commercial Development will improve the socioeconomic infrastructure of the surrounding area
9.2	Lead to after-use of the site, which could have an impact on the environment	No	--
9.3	Set a precedent for later developments	Yes	It is creating job opportunity in construction phase and operation phase for support staff like security, maintenance, skilled & unskilled workforce etc.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	Yes	Impacts on water availability, storm water drainage, availability of electricity, traffic congestion etc.

(III) Environmental Sensitivity

S.No	Areas	Name/Identity	Aerial distance (within 15km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	No	--
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Yes	Mutha River 1.40 Km Mula River 1.18 Km Pashan Lake 5.73 Km Pawana River 4.76 Km CME lake 7.72 Km Katraj lake 9.86 Km Modern Colony Lake 0.32 Km Rajiv Gandhi Zoological Park 9.06 Km
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	No	--
4	Inland, coastal, marine or underground waters	Yes	Mutha River 1.40 Km Mula River 1.18 Km Pashan Lake 5.73 Km Pawana River 4.76 Km CME lake 7.72 Km Katraj lake 9.86 Km Modern Colony Lake 0.32 Km
5	State, National boundaries	No	--
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Yes	Pune University Road 0.02 Km
7	Defence installations	Yes	Pune Cantonment Zone 6.56 Km Pune International Airport 8.63 km. Dighi camp 8.87 Km Aundh Military Station 7.34 Km
8	Densely populated or built-up area	Yes	Pune City 1.40 Km
9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	Yes	Hospital Deccan Hardikar Hospital 0.48 Km Deendayal Memorial Hospital 0.87 Km MMF Ratna Memorial Hospital 1.91 Km Preschool Step Up Kids Day care & Preschool 1.20 Km Sapling Nursery 1.02 Km School Pune Police Public School 0.51 Km S.E.S. Gurukul School 1.05 Km College Fergusson College 1 Km Modern College of Arts, Science and Commerce 0.76 Km
10	Areas containing important, high quality or scarce resources.(ground water resources,surface resources,forestry,agriculture,fisheries,tourism,minerals)	No	--
11	Areas already subjected to pollution or environmental damage.(those where existing legal environmental standards are exceeded)	No	--
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions) similar effects	No	--

(IV) PROPOSED TERMS OF REFERENCE FOR EIA STUDIES

1	Uploaded Proposed TOR File	Annexure-TOR file
2	Uploaded scanned copy of covering letter	Annexure-scanned copy of covering letter
3	Uploaded Pre-Feasibility report(PFR)	Annexure-PFR
4	Uploaded additional attachments(only single pdf file)	Annexure-Additional attachments

ADDITIONAL MULTIPLE ENTERIES

Sr. no.	Remarks	Uploaded Additional Attachments
1	Form 1	Annexure-Additional Attachments

(V) Undertaking

The aforesaid application and documents furnished here with are true to my knowledge

V. (i)	Name	KINGSVILLE REALTY LLP			
	Designation	VP Architect			
	Company	KINGSVILLE REALTY LLP			
	Address	S. No. 150, Malpani House, New Nagar road, Sangamner			
Essential Details Sought					
S. No.	EDS Sought Date	EDS Sought	Letter		
NO Record					
Additional Details Sought					
S. No.	ADS Sought Date	ADS Sought	Letter		
NO Record					
Transferred Details(Category A To B)					
S. No.	Category A(Proposal No)	Category B(Proposal No)	Transferred Date	Reason	Letter
NO Record					

EXHIBIT - B**File No.SIA/MH/MIS/77135/2022**

Government of India

State Level Environment Impact Assessment Authority

Maharashtra

To,

M/s KINGSVILLE REALTY LLP
1 modibaug commercial, Ganeshkind road, shivajinagar,
Pune-411016
Maharashtra

Tel.No.--1; Email:architect.pune@malpani.com**Sub. Terms of Reference to the M-Triumph, S. No. 150, Malpani House, New Nagar road, Sangamner**

Dear Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1) along with a Pre-feasibility Report. The details of the proposal are given below:

- | | |
|---|---|
| 1. Proposal No.: | SIA/MH/MIS/77135/2022 |
| 2. Name of the Proposal: | M-Triumph |
| 3. Category of the Proposal: | INFRA-2 |
| 4. Project/Activity applied for: | 8(a) Building and Construction projects |
| 5. Date of submission for TOR: | 20 May 2022 |

Date : 25-05-2022

Manisha Patankar Mhaiskar
(Member secretary (SEIAA))

Office : **Room no. 217, second floor, mantralaya Annex, madam cama road, mumbai-32**Phone No : -1 Mobile : **9819626018**Email id : **psec.env@maharashtra.gov.in****Note :** This is auto tor granted letter.

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

EXHIBIT - C

FORM -1

For

Proposed Commercial Project “M- Triumph”

At

**CTS no. 2281 to 2288, Ganeshkhind Road,
Bhamburda, Shivaji Nagar, Pune**

By

M/s Kingsville Realty LLP

APPENDIX - I

(See paragraph - 6)

FORM 1

Basic Information

Sr.no.	Item	Details
1.	Name of the project	Commercial project “M-Triumph” at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP
2.	S. No. in the schedule	8 (a)
3.	Proposed capacity/area/length/tonnage to be handled/command area/lease area/number of wells to be drilled	Total Plot area: 4,140.50 m ²
4.	New/Expansion/Modernization	New/Fresh EC as OM 07/07/2021
5.	Existing Capacity/ Area etc.	Total built up area: 28,475.92 m ² area is constructed on site as per previous sanctions as on date
6.	Category of project i.e. “A” or “B”	B1
7.	Does it attract the general condition? If yes, please specify.	No
8.	Location	Shivajinagar
	Plot/Survey/Khasra No.	CTS no. 2281 to 2288
	Village	Shivaji Nagar
	Tehsil	Haveli
	District	Pune
	State	Maharashtra
9.	Nearest railway station Nearest airport	Shivajinagar railway station: 0.84 Km Pune International Airport: 8.6 Km
10.	Nearest Town, city, District headquarters Along with distance in kms.	Pune: 1.40 Km
11.	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal address with telephone nos. to be given)	Pune Municipal Corporation
12.	Name of the applicant	Kingsville Realty LLP.
13.	Registered Address	2 nd Floor, 1 Modibaug Commercial, Ganeshkhind Road, Shivaji Nagar, Pune
14.	Address for correspondence	2 nd Floor, 1 Modibaug Commercial, Ganeshkhind Road, Shivaji Nagar, Pune
	Name	Mrs. Rupali Nimbalkar
	Designation (Owner/Partner/CEO)	VP architect
	Address	2 nd Floor, 1 Modibaug Commercial, Ganeshkhind Road, Shivaji Nagar, Pune
	Pin Code	411016
	E-mail	
	Telephone No.	
	Fax No.	--

15.	Details of Alternative Sites examined, if any. Location of these sites should be shown on a topo-sheet.	No
16.	Interlinked Projects	Not applicable
17.	Whether separate application of interlinked project has been submitted?	Not applicable
18.	If yes, date of submission	Not applicable
19.	If no, reason	Not applicable
20.	Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given. (a) The Forest (Conservation) Act, 1980? (b) The Wildlife (Protection) Act, 1972? (c) The C.R.Z Notification, 1991?	Not applicable
21.	Whether there is any Government Order/Policy relevant/ relating to the site?	No
22.	Forest land involved (hectares)	No
23.	Whether there is any litigation pending against the project and/or land in which the project is propose to be set up? (a) Name of the Court (b) Case No. (c) Order /directions of the Court, if any and its relevance with the proposed project.	No

(II). Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	No	Development is carried out in line with the topography & without disturbing natural contour. Layout is attached as Enclosure 1 . Land use is permitted as per DP hence no change in land use proposed.
1.2	Clearance of existing land, vegetation and building?	No	--
1.3	Creation of new land uses?	No	--
1.4	Pre-construction investigation e.g. bore houses, soil testing?	Yes	Hydrogeological survey is carried out.
1.5	Construction works?	Yes	Commercial: B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor
1.6	Demolition works?	No	

1.7	Temporary sites used for construction works or housing of construction workers?	No	--
1.8	Above ground building, structures or earthworks including linear structures, cut and fill or excavations.	Yes	Excavation was carried out. Construction carried out as per sanction received from PMC.
1.9	Underground works including mining or Tunneling?	No.	--
1.10	Reclamation works?	No	--
1.11	Dredging?	No	--
1.12	Offshore structures?	No	--
1.13	Production and manufacturing processes?	No	--
1.14	Facilities for storage of goods or materials?	Yes	During construction phase temporary storage facilities was created to store the construction raw material.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	<ul style="list-style-type: none"> • The sewage generated is treated in STP and reuse of treated water is done for flushing and gardening. Excess treated water is discharged into Municipal sewer line. • Segregation of non-biodegradable and biodegradable garbage on site. • Bio degradable garbage: is treated in OWC • Non- biodegradable garbage: is sent to authorized vendors • STP Sludge (Dry sludge): Used as manure for landscaping.
1.16	Facilities for long term housing of operational workers?	No	--
1.17	New road, rail, or sea traffic during construction or operation?	No	--
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	--
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic Movements?	No	--
1.20	New or diverted transmission lines or pipelines?	No	--
1.21	Impoundment, damming, culverting, realignment or other change to the hydrology of watercourses or aquifers?	No	--
1.22	Stream crossings?	No	--

1.23	Abstraction or transfers of water from ground or surface waters?	No	Ground water was not extracted. If so, permission will be taken from CGWA.
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	Yes	By considering the runoff prior to development and runoff after development there is some increment in runoff of stormwater part of which is recharged through rain water harvesting pits.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	There was transport of construction materials. It was planned during non-peak hours. Precautions were taken to reduce the impact of the vehicular movement by trying to avoid the vehicular trips during peak hours and covering the loose material with appropriate measures.
1.26	Long-term dismantling or decommissioning or restoration works?	No	--
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	--
1.28	Influx of people to an area in either temporarily or permanently?	Yes	There is influx of approx. 2,155 people in proposed project.
1.29	Introduction of alien species?	No	--
1.30	Loss of native species or genetic diversity?	No	--
1.31	Any other actions?	No	--

2.0 Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

Sr. No.	Information/checklist confirmation	Yes / No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data								
2.1	Land especially undeveloped or agricultural land (ha)	No	Total Plot Area under development: 4,140.50 m ² Plot is under residential/commercial zone as per DP.								
2.2	Water (expected source & competing users) unit: KLD	Yes	<p>During construction Phase: Water Requirement: From Water tankers (For Construction): approx. 10 m³/day. From Tanker water of potable quality (For Workers): 5 m³/day During Operation: Source of water: PMC</p> <table border="1" data-bbox="803 1780 1393 1974"> <thead> <tr> <th>#</th> <th>Details</th> <th>m³/day</th> <th>Source</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Domestic</td> <td>54</td> <td>From PMC</td> </tr> </tbody> </table>	#	Details	m ³ /day	Source	1	Domestic	54	From PMC
#	Details	m ³ /day	Source								
1	Domestic	54	From PMC								

			2	Flushing	43	Treated sewage from STP
			3	Gardening	5	Treated sewage from STP
			Total		102	
2.3	Minerals (MT)	No	--			
2.4	Construction material – stone, aggregates, and / soil (expected source – MT)	Yes	<p>Quantity: As per requirement Stone aggregates demand was met from the clay/soil generated after excavation and from open market for development.</p> <p>Sources: The material required for construction activities was procured from company's authorized/approved vendors only. The vendors' performance will be monitored periodically. In case of urgency or non-availability of materials from authorized/approved vendors, it was procured from the open market.</p>			
2.5	Forests and timber (source – MT)	No	--			
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	Yes	<p>During construction Phase: Source: MSEDCL Maximum Load: 160 KVA DG set as Power back-up: 1 x 120 KVA</p> <p>Operation phase: Total Connected load: 2840 kVA Total Demanded load: 1647 kVA Source of power supply: MSEDCL DG Set: 1 x 1000 KVA & 1 No 630 kVA Transformer: 2 x 1000 KVA</p>			
2.7	Any other natural resources (use appropriate standard units)	No	--			

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	No	

3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	--
3.3	Affect the welfare of people e.g. by changing living conditions?	No	--
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,	No	--
3.5	Any other causes	No	--

4. Production of solid wastes during construction or operation or decommissioning (MT/month):

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities / rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	Not applicable.
4.2	Municipal waste (domestic and or commercial wastes)	Yes	<p>During Construction Phase: Top soil preserved: Disposal of the construction way debris: Excavated earth material was used for filling material for plinth area and Top soil for landscaping.</p> <p>During Operation Phase: Waste generation in the operation phase Commercial: Biodegradable waste: 323 kg/day Non-Biodegradable waste: 216 kg/day E-waste: 9 kg/day Hazardous waste: NA Biomedical waste (Kg/month) (If applicable): NA STP sludge: 20 kg/day</p>
4.3	Hazardous wastes (as per Hazardous waste Management Rules)	No	
4.4	Other industrial process wastes	No	--
4.5	Surplus product	No	--
4.6	Sewage sludge or other sludge from effluent treatment.	Yes	Dried sludge from STP will be used as manure for landscaping.
4.7	Construction or demolition wastes.	Yes	Construction waste material shall be reused after segregation
4.8	Redundant machinery or equipment.	No	--
4.9	Contaminated soils or other materials.	No	--
4.10	Agriculture wastes.	No	--
4.11	Other solid wastes.	No	

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources.	Yes	D.G. Sets as per CPCB norms is used during power failure.
5.2	Emissions from production processes	No	-
5.3	Emissions from materials handling including storage or transport	Yes	Fugitive dust emission due to handling and loading/unloading during construction. Frequent water sprinkling was done to minimize the fugitive emissions.
5.4	Emissions from construction activities including plant and equipment	Yes	The project may have caused rise in dust levels during construction phase. Precautions were taken to reduce dust generation by water sprinkling at regular intervals.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Dust generation was controlled as described above. Proper ventilation is provided around STP and solid waste management facilities for odour control.
5.6	Emissions from incineration of waste	No	--
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	--
5.8	Emissions from any other sources	No	--

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers.	Yes, but negligible	For control of noise following measures are adopted: <ul style="list-style-type: none"> • Regular noise monitoring to be scheduled to maintain the noise level within the levels prescribed by CPCB during day and night time • Provision of ear plugs to workers • Use of high efficiency mufflers • No noise polluting work in night shifts • Provision of barricades along the periphery of the site.
6.2	From industrial or similar processes.	No	-

6.3	From construction or demolition.	Yes	No demolition involved. During construction phase: Noise levels may increase due to operation of machinery as well as transportation vehicles. This may cause nuisance to the nearby area. Following precautions shall be taken to control noise pollution: -Acoustic enclosure for DG sets -High noise generating construction activities would be carried out only during day time - Provision of barricades along the periphery of the site
6.4	From blasting or piling.	No	--
6.5	From construction or operational traffic.	Yes	During Construction phase: <ul style="list-style-type: none"> • Proper traffic management for the construction vehicles • Regular maintenance of vehicles with suitable enclosures and intake silencers • Planning and ensuring effective implementation of the waste movement plan for loading and offsite movement in non-traffic hours. During Operation Phase: <ul style="list-style-type: none"> • Install traffic control measures to regulate the flow of traffic Assign traffic wardens to regulate flow of project traffic during peak hours.
6.6	From lighting or cooling systems.	No	--
6.7	From any other sources.	No	--

7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials.	No	-
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge).	No	During Construction Phase: Mobile sanitary toilets were installed and toilets were regularly maintained by Authorized Vendor During Operation Phase: The treated sewage is being reused for flushing and gardening within the premises. Excess treated sewage is being disposed to the existing sewer line.

7.3	By deposition of pollutants emitted to air into the land or into water.	No	Dust was generated during construction phase from earthworks and movement of vehicles. Appropriate fugitive dust control measures, including watering, water sprinkling of exposed areas and dust covers for trucks, provided to minimize any impacts. DG exhaust is discharged at stipulated height by providing adequate stack height to the DG sets.
7.4	From any other sources.	No	--
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	--

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment:

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	--
8.2	From any other causes.	No	--
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst)?	Yes	<p>Landslides are not expected in the area. Management plan for flood and earthquake is as follows:</p> <p>Flood:</p> <ul style="list-style-type: none"> • Minimizing the incremental runoff from the site with the help of rain water harvesting pits • Level of ground water table: 12-15 m • RWH pits 3 No. are provided. • Proper management of channelization of storm water from site by using proper internal SWD system and discharge points of adequate capacity • Use of screens and silt traps to SWD • Proper maintenance of storm water drainage to avoid choking of drains and flooding on site • Ensure discharge of storm water from the site is clear of sediment and pollution <p>Earthquake: The structure of the building is designed as per IS codes for zone III.</p>

9. 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:

Sr. No.	Information/Checklist confirmation	Yes / No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: •Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) • housing development • extractive industries • supply industries • other	Yes	Supporting infrastructure is already in existence. Commercial Development will improve the socioeconomic infrastructure of the surrounding area
9.2	Lead to after-use of the site, which could have an impact on the environment	No	--
9.3	Set a precedent for later developments	Yes	Will create job opportunity during construction and operation phase with support staff like security, maintenance, shop keepers, professionals etc.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	Yes	Marginal impact on water availability, storm water drainage, availability of electricity, traffic etc.

(II) Environmental Sensitivity

Sr. No.	Areas	Name/ Identity	Aerial distance (within 15 km) from Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	-	-
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Mutha River	1.40 Km
		Mula River	1.18 Km
		Pashan Lake	5.73 Km
		Pawana River	4.76 Km
		CME lake	7.72 Km
		Katraj lake	9.86 Km
		Modern Colony Lake	0.32 Km
	Rajiv Gandhi Zoological Park & Wildlife Research, Katraj	9.06 Km	
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	--	--
4	Inland, coastal, marine or underground waters	Mutha River	1.40 Km
		Mula River	1.18 Km

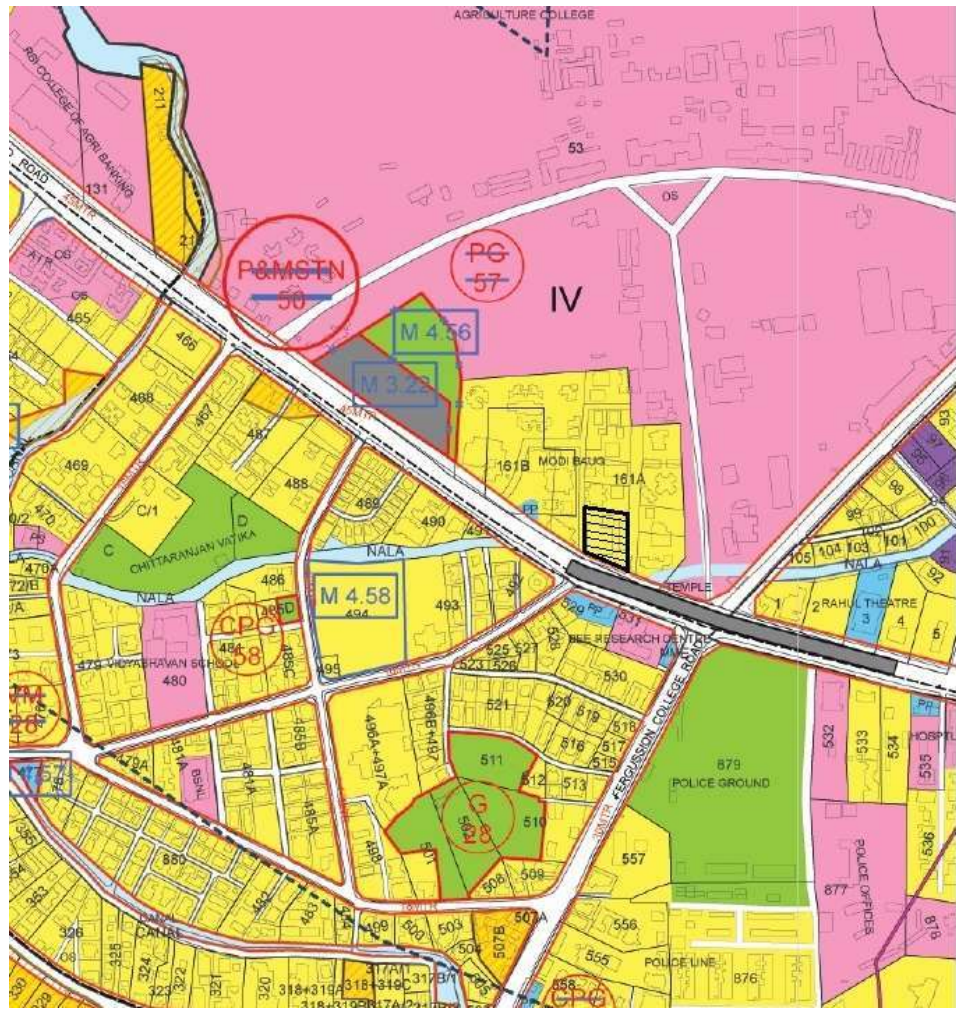
		Pashan Lake	5.73 Km
		Pawana River	4.76 Km
		CME lake	7.72 Km
		Katraj lake	9.86 Km
		Modern Colony Lake	0.32 Km
5	State, National boundaries	NA	NA
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Pune University Road	0.02 Km
7	Defence installations	Pune Cantonment Zone	6.56 Km
		Pune International Airport	8.63 km.
		Dighi camp	8.87 Km
		Aundh Military Station	7.34 Km
8	Densely populated or built-up area	Pune City	1.40 Km
9	Areas occupied by sensitive man-made land uses (<i>hospitals, schools, places of worship, community facilities</i>)	Pre School	
		Step Up Kids Day care & Preschool	1.20 Km
		Sapling Nursery	1.02 Km
		School	
		Pune Police Public School	0.51 Km
		S.E.S. Gurukul School	1.05 Km
		College	
		Fergusson College	1 Km
		Modern College of Arts, Science and Commerce	0.76 Km
		Hospitals	
		Deccan Hardikar Hospital	0.48 Km
		Deendayal Memorial Hospital	0.87 Km
MMF Ratna Memorial Hospital	1.91 Km		
10	Areas containing important, high quality or scarce resources (<i>Ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals</i>)	No	--
11	Areas already subjected to pollution or environmental damage. (<i>those where existing legal environmental standards are exceeded</i>)	No	--
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (<i>Earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions</i>)	No	--

(IV) Proposed Terms of Reference for EIA studies:

EC Application is submitted as per the procedure prescribed by MoEF&CC in its Office Memorandum- With reference to OM wide F. No. 22-21/2020-IA.III dated 07.07.2021. We are submitting application to get project EC as the BUA constructed on site is more than 20,000 m² without obtaining prior EC.

In addition to standard ToR published by MoEF&CC, project specific ToR points will be considered as suggested by SEAC to prepare EIA report.

Enclosure 1 DP with plot boundary marking



FORM 1A

for

Proposed Commercial project

“M-Triumph”

At

**CTS no. 2281 to 2288, Ganeshkhind road,
Bhamburda, Shivaji Nagar, Pune**

By

M/s Kingsville Realty LLP

FORM-1 A

1	LAND ENVIRONMENT Attach panoramic view of the project site and the vicinity																												
1.1	<p>Will the existing landuse get significantly altered from the project that is not consistent with the surroundings? (Proposed landuse must conform to the approved Master Plan/ Development Plan of the area. Change of landuse if any and the statutory approval from the competent authority be submitted). Attach Maps of (i) site location (ii) surrounding features of the proposed site (within 500 meters) (iii) the site (indicating levels & contours) to appropriate scales. If not available attach only conceptual plans</p>	<p>Commercial project "M-Triumph"</p> <p>Site Location: CTS no. 2281 to 2288, Ganeshkhind road, Bhamburda, Shivaji Nagar, Pune. Developmental Plan is attached as Enclosure 1</p> <p>Site is comparatively flat and FFL is achieved as per abutting road.</p> <p>The following details are enclosed:</p> <table border="1"> <tr> <td>1.</td> <td>Google Image</td> <td>Enclosure 1</td> </tr> <tr> <td>2.</td> <td>Conceptual Plan</td> <td>Enclosure 2</td> </tr> </table>		1.	Google Image	Enclosure 1	2.	Conceptual Plan	Enclosure 2																				
1.	Google Image	Enclosure 1																											
2.	Conceptual Plan	Enclosure 2																											
1.2	<ul style="list-style-type: none"> List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking needs etc. 																												
<p>Application is submitted as per the procedure prescribed by MoEF&CC in its Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021, we are submitting application to get environment clearance as the BUA constructed on site is more than 20,000 m² without obtaining prior EC.</p> <p>A. Location CTS no. 2281 to 2288, Ganeshkhind road, Bhamburda, Shivaji Nagar, Pune.</p> <p>B. Building Details</p> <table border="1"> <thead> <tr> <th>Building Name</th> <th>Number of floors</th> <th>No. of shops/off</th> <th>Height (Mtrs)</th> </tr> </thead> <tbody> <tr> <td>Commercial Building M-Triumph</td> <td>B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1st floor + Service floor + 2nd to 11th Floor</td> <td>Showroom on ground floor & 11 floors as office Spaces</td> <td>44.90 m</td> </tr> </tbody> </table> <p>Construction carried out on site as per the Sanction received from PMC</p> <p>C. Area Statement</p> <p style="text-align: center;">Table 1: Area Statement</p> <table border="1"> <thead> <tr> <th>SR. NO.</th> <th>DETAILS</th> <th>AREA IN Sq. Mt.</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total Plot Area</td> <td>4,140.50</td> </tr> <tr> <td>B</td> <td>Deductions for Area under road widening</td> <td>536.54</td> </tr> <tr> <td>C</td> <td>Net Plot Area (A-B)</td> <td>3,603.96</td> </tr> <tr> <td>D</td> <td>FSI area (m²)</td> <td>20,109.79</td> </tr> <tr> <td>E</td> <td>Non FSI area (m²)</td> <td>8,366.13</td> </tr> </tbody> </table>				Building Name	Number of floors	No. of shops/off	Height (Mtrs)	Commercial Building M-Triumph	B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor	Showroom on ground floor & 11 floors as office Spaces	44.90 m	SR. NO.	DETAILS	AREA IN Sq. Mt.	A	Total Plot Area	4,140.50	B	Deductions for Area under road widening	536.54	C	Net Plot Area (A-B)	3,603.96	D	FSI area (m ²)	20,109.79	E	Non FSI area (m ²)	8,366.13
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F	Built up Area (m ²)	28,475.92
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D. Parking Statement**Table 2: Parking Statement**

Sr. No.	Type	Applicable no of parking as per DCR	Provided Parking
1	2 wheelers	316	316
2	4 wheelers	158	185

E. Occupancy load of the project:

Occupancy – 2,155 nos.

F. Water requirement for the project:

- **During Construction Phase:**
- From Potable Tanker water: for day workers -5 m³/day (For workers)

- **During Operational Phase:**

Total water requirement for the project and source:**Table 3: Total water requirement for the project and source:**

No.	Description	Quantity of water required in m ³ /day	Source of water supply
Operation phase (Dry season)			
1	Domestic	54	PMC
2	Flushing	43	Recycled water
3	Gardening	5	Recycled water
	Total	102	
Operation Phase – (Wet season)			
1	Domestic	54	PMC
2	Flushing	43	Recycled water
3	Gardening	0	-
	Total	97	

G. Sewage Generation**Table 4: Sewage Generation:**

No	Description	Quantity of Sewage generated (m ³ /day)	Treatment/ Disposal
1.	Construction Phase	4	Handed over to mobile toilet vendors

2.	Operation Phase	88	Treatment in STP and reuse of treated sewage [available for recycling – 84 m ³ /day) Dry season - flushing – 43 m ³ /day and gardening –5 m ³ /day. 36 m ³ /day will be connected to PMC sewer line. The dried sludge will be used as manure. STP constructed on site. STP Capacity – 100 KLD	
H. Solid Wastes Generation from the project:				
<ul style="list-style-type: none"> During Construction Phase: 				
Table 5: Solid Wastes During Construction Phase				
No. of workers	Solid Waste Generation (Kg /day)			
	Biodegradable	Non-Biodegradable	Total	
Non-residential 110	6	9	15	
<p>The solid waste generation due to workers on the site will be segregated and will be handed over to authorized recyclers</p>				
<ul style="list-style-type: none"> During Operation Phase: 				
Table 6: Solid Wastes During Operation Phase				
SN	Description	Total Population	Non-Biodegradable	Biodegradable
1	Commercial Building	2155	323 kg/day	216 kg/day
<ul style="list-style-type: none"> Segregation of non-biodegradable and biodegradable garbage on site. Bio degradable garbage: Treatment in OWC Non- biodegradable garbage: Segregation into recyclable and non-recyclable waste Recyclable waste: To recyclers Non-recyclable waste: To authorized Vendor STP Sludge (Dry sludge): Used as manure E waste (9 Kg/day) will be handed over to Authorized agency 				
I. Electrical Details				
During Construction Phase -				
D.G. Sets: 1 No. of 120 kVA				
During Operational Phase –				
Source – MSEDCL				
Connected load: 2840 KW				
Maximum demand- 1647 kW				
Transformer: 2 nos. x 1000 kVA				
Number and capacity of the DG sets – 1 no x 1000 kVA & 1 No of 630 kVA				
Energy saving measures area proposed and solar PV panels will be installed				
Community Facility: - Open Space will provide as per Local Rules.				

1.3	What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing landuse, disturbance to the local ecology).	Project site is developed into a commercial development. Hence, there is some stress on water, air environment, power requirement but it will be mitigated by providing proper pollution control facilities. STP is provided for treatment of recycling of sewage there by reducing fresh water demand. For water conservation, rain water harvesting is done. Power consumption is reduced by using energy saving practices. Impact on air quality is reduced by plantation of trees on green cover area. This project generated employment during construction and operation phase and thereby having positive impact on socio economy.
1.4	Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc may be given).	As per the Seismic Zoning Map of India, region falls under Zone- III there will be no significant land disturbance is envisaged.
1.5	Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)	No, the proposal won't involve alteration of natural drainage systems.
1.6	What are the quantities of earthwork involved in the construction activity-cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site etc.)	Excavation material & construction waste material has been partly reused within site and remaining material handed over to authorised agency.
1.7	Give details regarding water supply, waste handling etc during the construction period	Water Requirement during Construction Phase: From Water tankers (For Construction): 10-20 m ³ /day. (Depending upon the construction activity) From Tanker water of potable quality (For Workers): 5 m ³ /day The sewage generated approximately 4 m ³ /day handed over to mobile toilet vendors
1.8	Will the low-lying areas & wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)	No
1.9	Whether construction debris & waste during construction cause health hazard? (Give quantities of various types of	Biodegradable waste - 6 kg/day Non-biodegradable waste 9 kg/day Total = 15 kg/day Proper segregation of the wastes done and

	wastes generated during construction including the construction labour and the means of disposal)	disposed through authorized recyclers.
2	WATER ENVIRONMENT	
2.1	Give the total quantity of water requirement for the proposed project with the breakup of requirements for various uses. How will the water requirement met? State the sources & quantities and furnish a water balance statement	<p>During Construction Phase For Workers: From Tanker water of potable quality: 5 m³/day</p> <p>During Operation phase: Domestic water – 54 KLD - PMC Flushing water – 43 KLD – Recycled water from STP Gardening water – 5 KLD - Recycled water from STP Swimming Pool- NA Total water requirement - 102 Sewage generation – 88 Excess treated water to be connected to sewer line</p>
2.2	What is the capacity (dependable flow or yield) of the proposed source of water?	Required water supply will be provided by local body.
2.3	What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)	Drinking water quality of Class A as per Indian Standard (10500:2012) shall be maintained.
2.4	How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)	Total treated water available for recycling: 84 KLD Secondary requirements met: Will be used for flushing and Gardening
2.5	Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)	No. Requirement will be provided by local body
2.6	What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)	Sewage generation will be 88 m ³ /day. It is treated in STP having capacity 100 KL within site.
2.7	Give details of the water requirements met from water harvesting? Furnish details of the facilities created.	Rain Water harvesting system will be provided.

2.8	What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (quantitative as well as qualitative) of the area in the post construction phase on a long term basis? Would it aggravate the problems of flooding or water logging in any way?	<p>Precaution to avoid water logging on site:</p> <ul style="list-style-type: none"> • Storm water drain shall be cleaned at regular interval. • Minimizing the incremental runoff from the site with the help of rain water harvesting pits • water from site by using proper internal SWD system and discharge points of adequate capacity • Use of screens and silt traps to SWD • Proper maintenance of storm water drainage to avoid choking of drains and flooding on site
2.9	What are the impacts of the proposal on the ground water? (Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)	<p>The average depth of unconfined aquifer is limited to 12 -15 meter below ground level There will not be any abstraction of ground water Ground water recharging is proposed.</p>
2.10.	What precautions/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)	<p>The runoff from the site during construction phase would be prevented as under:</p> <ul style="list-style-type: none"> • Curing water shall be sprayed on concrete structures, free flow of water shall not be allowed for curing • Use of wet jute cloth/gunny bags instead of water spray for curing activity.
2.11	How is the storm water from within the site managed? (State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)	<ul style="list-style-type: none"> • Internal storm water drains are constructed in accordance to regulations. The storm water is collected through the storm water drains and diverted to recharge pit.
2.12	Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)	<ul style="list-style-type: none"> • Disposal of segregated waste to authorized vendor • First aid and medical facilities • Proper housekeeping • Regular pest control • Suitable toilet provision for labours • Site sanitation
2.13	What on-site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal)	
<ul style="list-style-type: none"> • Wastewater generation: 88 m³/day <p>Treatment capacities with technology: 100 m³ - SMBR Facilities for recycling: Flushing, Gardening Design Basis of Treatment plant – SMBR Disposal: (a): Sludge – Use as manure (b): Surplus Treated waste water: - Excess treated water is connected to sewer line</p>		

2.14	Give details of dual plumbing system if treated waste used is used for flushing of toilets or any other use.	<ul style="list-style-type: none"> • Recycling of treated sewage for flushing with dual plumbing and gardening • Color coding for dual plumbing system is done as per standard practices
3.	VEGETATION	
3.1	Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with its unique features, if any)	There is no threat to the biodiversity due to the project under reference.
3.2	Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project)	No
3.3	What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc along with a layout plan to an appropriate scale)	Project proponents have proposed indigenous species plantation on ground and on the periphery of the project site. Required RG area 360.40 sq.m
4.	FAUNA	
4.1	Is there likely to be any displacement of fauna- both terrestrial and aquatic or creation of barriers for their movement? Provide the details.	No
4.2	Any direct or indirect impacts on the avifauna of the area? Provide details	No
4.3	Prescribe measures such as corridors, fish ladders etc to mitigate adverse impacts on fauna	Not Applicable
5	AIR ENVIRONMENT	
5.1	Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the proposed constructions)	No perceptible change is anticipated in AAQ due to Project being a commercial development. Air dispersion modeling will be carried out to determine the impacts of fugitive dust and traffic on surrounding air.
5.2	What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters	During construction phase, air borne dust, is the main pollutant, which may be generated during construction activities. Other emissions, SO ₂ NO _x and CO, due to vehicular movement, construction machinery, etc are expected. However, it will be

		<p>temporary.</p> <p>Proper upkeep and maintenance of vehicles, sprinkling of water on roads and construction site are some of the measures that would reduce the impact of dust during construction phase.</p> <p>Sources of Air pollution during Operational phase:</p> <ul style="list-style-type: none"> • The gaseous emissions from vehicles. • Emissions from DG set <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • The traffic congestion is avoided by proper parking arrangement and maintaining smooth traffic flow • Regular PUC checkup for vehicles • CPCB approved DG sets only is being used. • Proper maintenance of DG sets is being done time to time and Low Sulphur fuel is used.
5.3	Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site	<p>The project proponents have proposed to provide well organized arrangement.</p> <p>Required 4-Wheeler – 316</p> <p>Required 2-Wheeler – 158</p>
5.4	Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category	<p>During Construction phase:</p> <ul style="list-style-type: none"> • Proper traffic management for the construction vehicles • Regular maintenance of vehicles with suitable enclosures and intake silencers • Planning and ensuring effective implementation of the waste movement plan for loading and offset movement in non-traffic hours. <p>During Operation Phase:</p> <ul style="list-style-type: none"> • Follow traffic control measures to regulate the flow of traffic
5.5	Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above	<p>The project is being commercial development, the source of noise is mainly vehicular noise. The project proponents have proposed to provide well organized parking arrangement and maintaining smooth traffic flow which would help in reducing traffic congestion and noise levels.</p>
5.6	What will be the impact of DG sets & other equipment on noise levels & vibration in & ambient air quality around the project site? Provide details	<p>D.G. Set is operated only in case of power failures during operational phase. The Pollutants like RSPM, SO₂ that may arise from emissions from D.G. Sets will be discharged through vent of proper height.</p> <p>D.G. sets are with inbuilt acoustic enclosures to</p>

		reduce the noise of D.G. sets while in operation.
6.	AESTHETICS	
6.1	Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?	No
6.2	Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account?	All precautions will be taken to mitigate the impact due to water, air and noise pollution during construction and operation phase. Environmental Management plan is prepared and implemented along with Environmental Monitoring Programme.
6.3	Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out	No, there are no such local considerations.
6.4.	Are there any anthropological or archaeological sites or artefacts nearby? State if any other significant features in the vicinity of the proposed site have been considered.	No such site in the close vicinity.
7.	SOCIO-ECONOMIC ASPECTS	
7.1	Will the proposal result in any changes to the demographic structure of local population? Provide the details.	Yes, Expected Population: 2,155 nos. Will give rise to enhancement in economic structure of the area
7.2	Give details of the existing social infrastructure around the proposed project.	There exists well developed social infrastructure around the proposed project.
7.3	Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?	No
8.	BUILDING MATERIALS	
8.1	May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)	No, Cement with fly ash content was used. Construction materials from nearest source are chosen to minimize energy consumption for transportation.
8.2	Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to	<ul style="list-style-type: none"> • The construction material was carried in properly covered vehicles. • All the contractors / Vendors were instructed to

	minimize the impacts?	<p>use vehicles having PUC certificates</p> <ul style="list-style-type: none"> • Security staff present at site supervised loading and unloading of material at site • Construction material was stored at identified site/ temporary go-downs at site • Plot will be cordoned by 5 m tall tin sheets. Regular watersprinkling will be done on internal roads
8.3	Are recycled materials used in roads and structures? State the extent of savings achieved?	Yes, Cement containing fly ash is used. Construction materials from nearest source was chosen to minimize energy consumption for transportation
8.4	Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project	<ul style="list-style-type: none"> • Segregation of non-biodegradable and biodegradable waste on site. • Bio degradable waste: Treatment in OWC • Non- biodegradable waste: authorized vendor • STP Sludge (Dry sludge): Use as manure • E-waste – handed over to authorized vendor
9.	ENERGY CONSERVATION	
9.1	Give details of the power requirements, source of supply, backup source etc. What is the energy consumption assumed per square foot of built-up area? How have you tried to minimize energy consumption?	<p>During Construction Phase - D.G. Sets: 1 No. of 120 kVA</p> <p>During Operational Phase – Source – MSEDCL Connected load: 2840 kVA Maximum demand- 1647 kVA</p> <p>Transformer: 2 nos. x 1000 kVA Number and capacity of the DG sets – 1 no x 1000 kVA & 1 No of 630 kVA</p>
9.2	What type of, and capacity of, power back-up to you plan to provide?	Number and capacity of the DG sets 1 no x 1000 kVA & 1 No of 630 kVA
9.3	What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?	Detailed ECBC study will be carried out for development.
9.4	What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.	Maximize the use of natural lighting through design
9.5	Does the layout of streets & buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex? Substantiate	<p>Yes</p> <p>Solar PV lighting for common area shall be provided.</p>

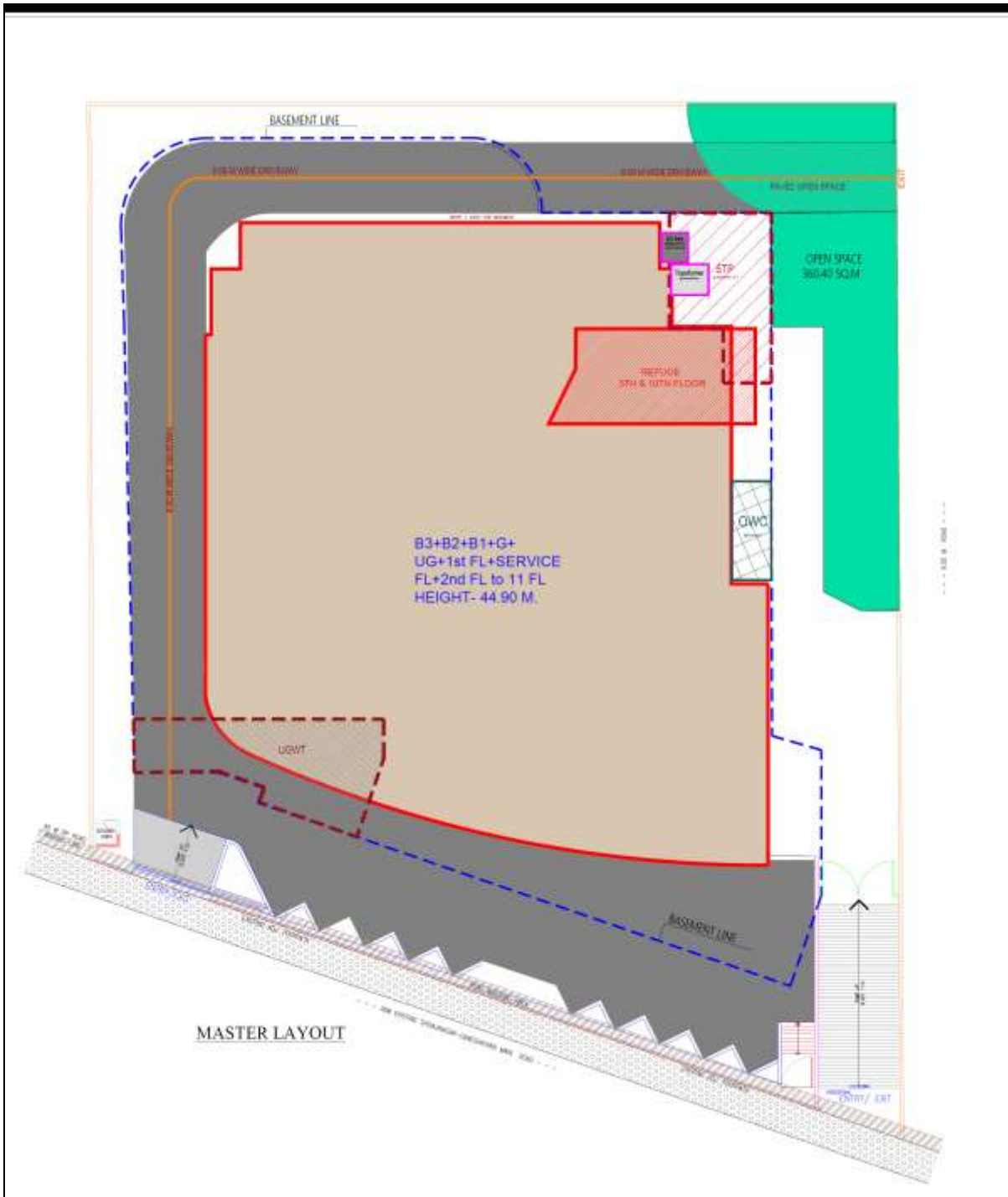
	with details.									
9.6	Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and the West and the Roof? How much energy saving has been effected?	Design is based on passive architectural considerations								
9.7	Do the structures use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.	<p>Yes.</p> <ul style="list-style-type: none"> • Energy saving measures <table border="1"> <tr> <td>1</td> <td>By Using LED Light in Lift lobby</td> </tr> <tr> <td>2</td> <td>By Using VFD and high efficient pump</td> </tr> <tr> <td>3</td> <td>By Using Solar landscape lighting</td> </tr> <tr> <td>4</td> <td>Solar PV panels</td> </tr> </table>	1	By Using LED Light in Lift lobby	2	By Using VFD and high efficient pump	3	By Using Solar landscape lighting	4	Solar PV panels
1	By Using LED Light in Lift lobby									
2	By Using VFD and high efficient pump									
3	By Using Solar landscape lighting									
4	Solar PV panels									
9.8	What are the likely effects of the building activity in altering the micro-climates? Provide a self assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?	Detailed ECBC study is carried out for development.								
9.9	What are the thermal characteristics of the building envelope? (a) roof; (b) external walls; and (c) fenestration? Give details of the material used and the U-values or the R values of the individual components.	Detailed ECBC study is carried out for development.								
9.10	What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans	Firefighting measures shall be provided as per Fire NOC								
9.11	If you are using glass as wall materials provide details and specifications including emissivity and thermal characteristics.	No								
9.12	What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration	Design is based on Passive Architectural Considerations and Features.								
9.13	To what extent the non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used.	By using solar energy for external street lighting & for landscape area lighting energy will be saved								

10.	ENVIRONMENT MANAGEMENT PLAN The Environment Management Plan would consist of all mitigation measures for each item wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It will state the steps to be taken in case of emergency such as accidents at the site including fire	EMP would consist of mitigation measures for environmental attributes viz, air, water, noise, etc to minimize the anticipated impacts during the construction and operation phase of the project. It would also delineate the monitoring program to comply with environmental regulations. This will also include the action to be taken in case of emergency such as accidents at the site including fire.
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Enclosure- 1 Google Image



Enclosure 2 – Conceptual Layout / Master Layout



**Acceptance Letter for EC Application(SEIAA)**

1 message

<dattatray.bhalerao@nic.in>
To: triumph.pune23@gmail.com
Cc: monitoring-ec@nic.in, psec.env-1@maharashtra.gov.in

Mon, 12 Jun, 2023 at 4:23 pm

Acceptance Letter for EC**F.No. - SIA/MH/INFRA2/432834/2023**

State Environment Impact Assessment Authority

Maharashtra

Environment Dept 15 th Floor, New Administrative Building,,Mantralaya Mumbai.

Dated: 12 Jun 2023

To,
KINGSVILLE REALTY LLP
, 329
Maharashtra , 411016

Subject : Proposed Commercial project "M-Triumph" by M/s Kingsville Realty LLP

Sir,

This has reference to your proposal No. SIA/MH/INFRA2/432834/2023 dated 09 Jun 2023 regarding grant of Environmental/CRZ Clearance for the above mentioned proposal.

2. This is to acknowledge that the soft copies of EIA/EMP/other reports along with the proceedings of Public Hearing (if applicable to the instant project) have been uploaded on Parivesh Portal.

Yours Sincerely
SEIAA, Maharashtra

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.


(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.

Minutes of 178th SEAC-3 Meeting held on 5th, 6th & 8th September, 2023 through VC

Maharashtra SEIAA directed SEAC-3 to appraise the proposals by using information technology facilities. Hence, SEAC-3 initiated to appraise the proposals received by the SEIAA through Videoconferencing technology on Zoom platform from 5th, 6th and 8th September, 2023

Dr. Deepak Mhaisekar, IAS Rtd.	Chairman	5 th , 6 th and 8 th September, 2023
Shri Mukund Pathak	Member	5 th , 6 th and 8 th September, 2023
Shri Dattatray Thorat	Member	5 th , 6 th and 8 th September, 2023
Shri Kiran Acharekar	Member	5 th , 6 th and 8 th September, 2023
Dr. Aseem Gokarn Harwansh	Member	5 th , 6 th and 8 th September, 2023
Shri Joy Thakur	Member Secretary	5 th , 6 th and 8 th September, 2023

Chairman welcomed the members to the **178th SEAC III Meeting**.

9	SIA/MH/INFRA2/432834/2023	Proposed Commercial project M-Triumph by M/s Kingsville Realty LLP
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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 as per Office Memorandum dated 07.07.2021, with total plot area of 4,140.50m², FSI area 20,109.79m², Non FSI area 8,366.13 m² and total BUA of 28,475.92 m².

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/432834/2023.	
2	Name of Project	Commercial project “ M-Triumph ” at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP	
3	Project category	8a (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	Commercial project “ M-Triumph ” at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP
		Regd. Office address	1 Modibaug, Ganeshkhind Road, Shivajinagar, Pune, Maharashtra 411016
		Contact number	20-66210100
		e-mail	triumph.pune23@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Environment Clearance under Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021	
8	Details of previous EC	NA	
9	Location of the project	CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune	
10	Latitude and Longitude	Latitude - 18°31'57.01"N, Longitude 73°50'36.70"E	
11	Total Plot Area (m ²)	4,140.50	
12	Deductions (m ²)	536.54	
13	Net Plot area (m ²)	3,603.96	
14	Proposed FSI area (m ²)	20,109.79	
15	Proposed non-FSI area (m ²)	8,366.13	
16	Proposed TBUA (m ²)	28,475.92	
17	TBUA (m ²) approved by	20,109.79 (FSI)	
	Planning Authority till date	Pune Municipal Corporation (PMC)	

18	Ground coverage (m ²) & %	1703.03 (47%)					
19	Total Project Cost (Rs.)	Rs. 200.35 Crs.					
20	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location		Cost (Rs.)	Duration	
		We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020					
21	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Construction work for all buildings is complete. Applied under Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021
	M-Triumph	B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor	44.90	M-Triumph	B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor	44.90	
22	Total number of tenements	11 nos of office floors and Showrooms					
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	54	Fresh Water	54		
		Recycled (Gardening)	5	Recycled (Gardening)	00		
		Recycled Flushing	43	Recycled Flushing	43		
		Total	102	Total	97		
		Waste water generation	88	Waste water generation	88		
24	Water Storage Capacity for Firefighting / UGT	Fire UG tank – 2 nos. of 75 Cum Fire Overhead tank – 20 KL					
25	Source of water	Local Body – Pune Municipal Corporation					
26	Rainwater Harvesting	Level of the Ground water table:	12 to 16 m BGL				
		Size and no of RWH tank(s) and	NA				

	(RWH)	Quantity:		
		Quantity and size of recharge pits:		3 Nos Recharge Pits Pits size 1.5 m. X 3.5 m. X 1.5 m
		Details of UGT tanks if any:		Drinking Water Tank 20 Cu m. Raw Water UGT Tank 50 Cu m Flushing UGT Tank 69 Cu.m. Fire UGT tank 75 Cu.m.
27	Sewage and Wastewater	Sewage generation in CMD:	88	
		STP technology:	MBBR	
		Capacity of STP (CMD):	100 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	6	Collected by authorized recyclers
		Wet waste:	4	Collected by authorized recyclers
		Construction waste	Excavated material	Top soil used for landscaping. Royalty paid for management of debris and excavated material for the completed excavation.
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	323	Handed over to authorized recyclers
		Wet waste:	216	Organic Waste Convertor
		Hazardous waste:	00	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	9	Handed over to Authorized Vendor
		STP Sludge (dry)	20	Will be used as manure
30	Green Belt Development	Total RG area (m ²):		Mandatory RG Provided 360.40
		Existing trees on plot:		00
		Number of trees to be planted:		46
		Number of trees to be cut:		0
		Number of trees to be transplanted:		0
31	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		160 kVA
		During Operation phase (Connected load):		2840 KW
		During Operation phase (Demand		1647 KW

		load):			
		Transformer:		2 No of 1000 kVA	
		DG set:		1 No of 1000 kVA & 1 No of 630 kVA	
		Fuel used:		HSD	
32	Details of Energy saving	Sr. No.	Energy Conservation Measures		
		1	LED Lighting in lift lobby, staircase, parking terrace area of buildings		
		2	LED lighting external common areas (Street light)		
		3	Lift/Plumbing motars		
		4	Solar PV System		
33	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Air, water, land, biological environment and socioeconomic environment	13.41	
		O&M	Air, water and Noise Monitoring	1.61	
34	Environmental Management plan Budget during Operation phase	Component	Details1	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-	-	-
		Sewage treatment	1 No of STP 100 KLD	19.65	2.45
		Water treatment	-	--	--
		RWH	Recharge pits	2.5	0.10
		Swimming Pool	-	--	--
		Solid Waste	OWC	8.5	1.2
		Hazardous waste	-	--	--
		E waste	Handed over to Authorized Vendor	--	--
		Green belt development	Gardening	6.88	0.94
		Energy saving	Renewable energy Solar PV panel	64.562	2.0
		Basement Dewatering	-	19.875	1.5
		Basement ventilation	-	36.44	3.2

		Environmental Monitoring	From MoEF&CC approved lab	-	13.41
		Disaster Management	During operation phase	280	25.35
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m²)
		4-Wheeler	158	158	As per local body rules
		2-Wheeler	316	316	
36	Details of Court cases / litigations w.r.t. the project and project location if any.				No

Deliberations:

PP stated that, the application is a commercial project located at Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune. PP further stated that, they have applied for prior EC under SOP for Identification and Handling of Violation Cases vide circular dated 07/07/2021.

PP stated that, they had submitted ToR application on Parivesh portal dated 20.05.2022 and Auto ToR was granted vide letter No. File No. SIA/MH/MIS/77135/2022 dated 25.05.2022 for FSI 20,109.79 m² + NONFSI 8,366.13 m² = Total BUA 28,475.92 m²,

PP stated that, they have received building approval and CC from Pune Municipal Corporation vide letter no CC/3356/21 on 21.01.2022 with FSI Area 20,109.79 m² , Non-FSI area 8,366.13 m² and TBUA 28,475.92 m². PP informed that, the project consists of 1 Commercial buildings having showroom space on ground floor & 1st to 11th floor area of office spac. PP further stated that, construction stands complete on site as per the sanction received from PMC and only some internal finishing work is pending and total BUA constructed on site till date is 28,475.92 m².

SEAC-3 appraises the proposal as per Circular issued by SEIAA vide dated 22.08.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) B1.

Sanction Chronology

Sr No	CC	Date	FSI in Sq.m.	Non-FSI in Sq.m	TBUA in Sq.m.	Building configuration as per sanction	BUA completed on site	Remark
1	Sanction Plan CC/345/II/3	16-04-2004	5,542.3	-	-	Ground	Nil	EC not required
2	Revised Sanction received vide No. CC/3732/06	19-01-2007	5,280.52	6,571.19	11851.71	3B + G + 1sr Fl to 5 th FL	Excavation started	EC not required
3	Revalidation of sanction vide No CC/1893/2014	20.09.2014	5,280.52	6,571.19	11851.71	3B + G + 1sr Fl to 5 th FL	4,980.3	EC not required
4	Revised Building Sanction received vide No. CC/0753/17	16.06.2017	3,892.05	8,579.02	12,471.07	3B + G + UG + 1st Fl + Service FL + 2 nd to 7 th FL	6,537.45	EC not required
5	Revised sanction vide No CC/3269/17	08.03.2018	12,393.26	6,545.15	18,938.41	3B + G + UG+ 1 st Fl + Service FL + 2 nd to 9 th FL	11,389.23	EC not required.
6.	Revised sanction vide No CC/3356/21	21.01.2022	20,109.79	8,366.13	28,475.92	3B + G + UG+ 1 st Fl + Service FL + 2 nd to 11 th FL	18,235.54	As per UDCPR FSI potential of plot is increased & EC is required.

Chronology of the events-

Sr. No.	Events	Date
1	Sanction obtained from Pune municipal corporation vide No. CC/345/III/3 for FSI area 5,542.3 m ²	16 th April 2004
2	Due to change in planning 1 st revision in sanction is taken & construction started as per sanction received vide No CC/3732/06 for BUA 11,851.71 m ² PROJECT WAS NOT UNDER THE PURVIEW OF EC AS SANCTIONED BUA WAS LESS THAN 20,000 m²	19 th January 2007
3	Revalidation in sanction vide No. CC/1893/2014 for BUA 11,851.71 m ²	20 th September 2014
4	Due to change in planning 2 nd revision in sanction received Vide No CC/0753/17 for BUA 12,471.07m ² PROJECT WAS NOT UNDER THE PURVIEW OF EC AS SANCTIONED BUA WAS LESS THAN 20,000 m²	16 th June 2017
5	Subsequently 3 rd revision in sanction received Vide No CC3269/17 for BUA 18,938.41 PROJECT WAS NOT UNDER THE PURVIEW OF EC AS SANCTIONED BUA WAS LESS THAN 20,000 m²	8 th March 2018
5	After implementation of UDCPR, 2020 PP have obtained IOD vide No CC/3356/21 for BUA 28,475.92 m ² . Potential of the plot is increased due to UDCPR rules & project comes under purview of EC. PROJECT CAME UNDER THE PURVIEW OF EC HOWEVER; PP CONTINUED AND COMPLETED THE CONSTRUCTION ACTIVITY RESULTING INTI VIOLATION OF EIA NOTIFICATION, 2006	21 st January 2022
6	Therefore, applied for ToR as per violation OM vide- F. No. 22-21/2020-IA.III dated 07.07.2021 (<i>suo moto</i>) vide proposal No SIA/MH/MIS/77135/2022.	20 th May 2022
7.	System generated Standard Auto ToR obtained vide File No. SIA/MH/MIS/77135/2022	25 th May 2022

Project Details

Table 1: Project Details

Sr. No	Assessment of Environment	
1	Name and address of Project	M Triumph
2	Name of Directors	Kingsville Realty LLP
3	Total construction completed (built-up area as per EC notification):	28475.92 m ²
4	Total construction proposed, built-up area as per EC notification	28475.92 m ²
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 - 200.36 Cr Cost of the project already executed – 155.45 Cr.
7	Date of commencement of project	Construction started on 19.01.2007 as per sanction CC/3732/06

8	Date of violation of EC regulation (please justify with documentary evidence)	21.01.22- As per latest sanction for BUA of 28475.92 20.05.22- As per date of TOR Application Violation days are considered from the date of sanction plan received on 21.01.22 up to the TOR Application date ie. 20.05.2022
		119 Days
9	Date of first submission of information of such violation to the SEIAA or SEAC, if self- notified, along with stoppage of construction work	Date of TOR Application 20.05.2022
	1. No. of days of violation	119 Days (Construction Phase) 0 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. No.	Particulars	Details
A	Demolition and Site Preparation	This is a Greenfield 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
B.	Construction stage	
1	Date of commencement of construction and completion of construction, if any	Construction started on 19th January 2007 as per Sanction Plan CC/3732/06
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/345/III/3 received on 16.04.2004 CC/3732/06 received on 19.01.2007 CC/1893/2014 received on 20.09.2014 CC/0753/17 received on 16.06.2017 CC/3269/17 received on 08.03.2018 CC/3356/21 received on 21.01.2022
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?	110
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?	1980 Cum of top soil was excavated on site. The same is preserved and will be 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	1.50 m. X 1.50 m. X 1.50 m.
12	Solar light, water heating details	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?	46 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.	No
18	How many flats sold which are in the area of EC violation and total sale value of such flats?	No shops/ offices have been 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?	NA
2	How many families are staying in project?	NA
3	What is total water supply to project, source and quality	Source: Fresh water Qty: 54 KLD
4	Total sewage generation m ³ /day	88 KLD
5	STP details,	Technology: SMBR Capacity of STP – 100 KLD
6	Treated wastewater disposal	About 84 m ³ /day of treated water is available for recycling. Out of this, 43 m ³ /day will be used for flushing 5 m ³ /day be used for gardening and 36m ³ /day will be sent to municipal drains during Dry Season.
7	Any DG sets, are they complying the norms	Yes, installed as per norms 1 x 630 kVA & 1 x 1000 kVA

Table 3: Financial Assessment of Environmental Damages					
Scope of saving on account of environmental protection measures	EMP cost				References
	Recurring Cost	Per day (Rs.)	Non-recurring cost	(Rs.)	
ATTRIBUTE: AIR POLLUTION					
Water requirement for sprinkling (KL/day): Cost of 1 KL water (Rs):			Cost of 1 KL water	₹ 111.20	The cost of Water Tankers is referred from the published rates of PWD Govt. of Maharashtra SSR 2022-23 , Rs. 106.6 / KL For Sprinkling, we have considered additional km wise costing as per PWD SSR 2022-23, Thus, the Total rate is 106.6 + 4.6 = 111.2 Rs. / KL
			Area of Water Sprinkling (Driveway = 1040.11 m ²)		
			Quantity of water Sprinkling = 247.55 m ³		
			Total cost of sprinkling of water for construction is	₹ 27,800.00	
ATTRIBUTE: WATER POLLUTION					
A. Cost of water requirement					
a. Construction Phase	No. of Labours = 110		1. Water required for construction is 2kl/m ²		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 m ³	₹ 8.80	2. Violation Construction area = 10240.4m ²		
	Total Cost (Per Day)	₹ 43.56	Total Cost = 10240.4 x 2 x 111.2=	₹ 2,77,464.96	The water required for construction has been considered from a Research paper titled “Assessment of water resource consumption in building construction in India” - Rs. 2KL / Sq.m

b. Operation Phase	-	-		
B. Cost of sewage treatment, reuse & disposal:				
a. Construction phase	1. No. of Labours = 110			Mobile toilets were provided during the construction phase. Construction phase sewage disposed by Mobile toilet vendor. The cost of sewage treatment in SMBR STP per day has been calculated considering STP Capacity and O&M Cost - Rs. 6.71/m ³ /day from EMP.
	2. Approximate Cost of sewage treatment in SMBR STP (Rs/m ³ /day)	₹ 6.71		
	3. Sewage generation = 110 Labours x 45 lpcd x 0.9/1000	₹ 4.46		
	4. Cost of treatment per day	₹ 29.90		
b. Operation Phase				STP has been provided on Site
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. Groundwater water level = 12 to 16m BGL			
D. cost of construction & maintenance of recharge well			Total No. of recharge Pits = 3	
			Size of recharge Pit = 1.50 m X 1.50 m X 1.50 m and 1.50 m. X 1.50 m. X 1.25	
			Recharge pits already constructed on site = 2	
			Cost of 1 recharge pit	₹ 83,333.33
			Total Cost	₹ 83,333.33

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 of HW if any). This requires critical examination from SPCB.	NA				
Cost of preservation of top soil &	The excavated top soil is preserved and		Top Soil used for landscaping =1980m3		The soil preservation rate has been considered from the

excavated earth to be considered. [Area (m ²) x depth (m)x sp. Gravity (kg/m ³) x cost per MT (Rs.)]	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		Total excavation quantity =19,460 cum excavated on site, out of which 1,980 cum top soil used for landscaping, 283 cu.m sent to collector specified site, for which Royalty is already paid and remaining 17,197 m ³ used for backfilling on the site		document “Mahatma Gandhi Rastriya Gramin Rozgar Hami Yojana” The document is valid from 1st April 2022 - Rs. 43.52/m
			Rate of soil preservation (per m ³)	₹ 43.52	
			Total Cost	₹ 8,34,583.04	

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)					Barricading is already done on site
			Cost of barricading (per running km)	₹ -	
			Perimeter = km		
			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 &			Total No. of Trees = 45		Cost of maintainence Plantation is referred from Garden USOR MCGM - Page No.8
			Trees on site already planted = 46		
			No. Trees to be planted = 0		
			Cost of Tree Maintenance(Soil mix with manure, labour, travelling & Levelling) for 1 tree per month	₹ 179.00	

maintaining trees (Number of trees as per the bye-laws) Cost of compensatory tree plantation (5 trees for each tree cut)			Hence, maintenance cost for 45 trees for 1 month	₹ 8,234.00	
			Hence total cost of tree maintenance for violation days	₹ 32,936.00	
			Total cost of tree maintenance	₹ -	
			Total Cost	₹ 32,936.00	
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.		
A. cost of health checkup of workers: B. cost of safety measures including PPEs:			Cost of PPE and Health Check up		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 First aid Kits: Rs. 200 -Rs. 2480 / PPE Kit The Cost of Health check-up for labour has been considered as per the full body check-up plans available in the diagnostic centres - Rs. 1500 / Labour
			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	
		Total Cost	₹ 4,37,800.00		

		(per day) - STP Already provided on Site		
		Total Cost	-	
2	Non - Recurring Cost	Cost as arrived from above table		₹ 36,93,917.33
	Sub Total (1+2 above)	(Subject to minimum Rs. 1 crore or whichever is higher)		
		Total 1 + 2 = 36,93,917.33 + 8,742.15	₹ 37,02,659.48	
		Hence, Cost to be considered is		₹ 1,00,00,000.00
B.	Economic benefits accrued due to violation	Total Project cost	₹ 44,91,00,000.00	
1	Economic benefits	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.		₹ 44,91,000.00
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: F NO22-65/2017-IA-III dated 01/05/2018, whichever is higher.	A+B	₹ 1,44,91,000.00
		Amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO22-65/2017-IA-III dated 01/05/2018.	NA - CER is Not Applicable as per MoEF & CC OM F. No. 22-65/2017-IA.III dt. 30.09.2020	-

The calculation of Economic benefits (1 % of project cost for area under violation) is already considered in Damage assessment as per Approach paper issued by SEIAA Maharashtra also, the Penalty (1% of project cost for area under violation) is calculated as per OM Dated 07.07.2021 by MoEF & CC.

We kindly request the Honorable SEAC Committee to guide us regarding the calculations of Damage Assessment and Penalty as the 1% of project cost for area under violation is considered twice and we feel that it needs to be considered only once.

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	Reference
A.	Total project cost incurred up to the date of filing of the application	₹ 44,91,00,000.00	Project cost of area under violation
B.	Cost of remedial measures as per damage assessment	₹ 1,44,91,000.00	Cost of Damage Assessment
C.	1% of A	₹ 44,91,000.00	
D.	Total project turnover during the period of violation	₹ -	Total Turnover
E.	0.25% of the total turnover during the period of violation	₹ -	Nil
F.	Total Penalty C+E	₹ 44,91,000.00	
G.	The amount shall be halved if PP reports such violation without coming to the knowledge of the Government	₹ 22,45,500.00	<ul style="list-style-type: none"> As per MoEF OM - SOP on handling Violation cases, dated 07.07.2021 <p>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.</p>

(The proposal involves sue moto declaration of violation hence Damage costing (i.e. penalty) was halved.)

Penalty Provision For New Projects as per MoEF OM - SOP on handling Violation cases, dated 07.07.2021	
1	Where operation has not commenced: 1% of the total project cost incurred up to the date of filing of application along with EIA/EMP report
2	Where operation has commenced with EC: 1% of total project cost incurred up to the date of filing of application along with EIA/EMP report plus 0.25% of the total turnover during the period of violation
3	The Project or activity is considered for appraisal as above & the project proponent fails to provide required information or requisite documents or complete the requisite study for the purpose of EIA/EMP reports or does not furnish such reports within such period, as specified by the appraisal committee, without reasonable cause, it shall be inferred that the pp is not serious enough and the project or activity shall be directed to be demolished/ closed.
4	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
5	The penalty as above shall be in addition to liability for carrying out various remedial measures which shall be worked out based on the damage assessment for quantifying the environmental damage caused due to unauthorized project activity

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%	₹ 36,22,750.00	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%	₹ 36,22,750.00		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,	20%	₹ 28,98,200.00	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation

	playground development, urban ground-water recharge schemes etc)					
4	Sewerage lines and STP, solid waste management,	20%	₹ 28,98,200.00	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body
5	Urban air/noise pollution control initiatives	10%	₹ 14,49,100.00	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.

It is noted that,

- 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 **Rs. 22,45,500.00/-**
- As per format given in SEIAA Circular, the Damage Assessment value is arrived at **Rs. 1,44,91,000.00**

Decision: Committee decided to recommend the proposal for Environmental Clearance to SEIAA subject to aforementioned observations.

10	SIA/MH/INFRA2/432844/2023	Proposed Residential and Commercial Project at Wagholi , by M/s Stone Park Holding
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PP remained absent, hence the proposal was deferred.

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Item no. 24**Proposal No.:-** SIA/MH/INFRA2/432834/2023**Type of Project:** EC**Subject-** Environmental Clearance for Commercial project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP**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/INFRA2/432834/2023.		
2	Name of Project	Commercial project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP		
3	Project category	8a (B1)		
4	Type of Institution	Private		
5	Project Proponent	Name	Commercial project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP	
		Regd. Office address	1 Modibaug, Ganeshkhind Road, Shivajinagar, Pune, Maharashtra 411016	
		Contact number	20-66210100	
		e-mail	triumph.pune23@gmail.com	
6	Consultant	Sustainera Solutions Pvt. Ltd.		
7	Applied for	Environment Clearance under Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021		
8	Details of previous EC	NA		
9	Location of the project	CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune		
10	Latitude and Longitude	Latitude - 18°31'57.01"N, Longitude 73°50'36.70"E		
11	Total Plot Area (m ²)	4,140.50		
12	Deductions (m ²)	536.54		
13	Net Plot area (m ²)	3,603.96		
14	Proposed FSI area (m ²)	20,109.79		
15	Proposed non-FSI area (m ²)	8,366.13		
16	Proposed TBUA (m ²)	28,475.92		
17	TBUA (m ²) approved by	20,109.79 (FSI)		
	Planning Authority till date	Pune Municipal Corporation (PMC)		
18	Ground coverage (m ²) & %	1703.03 (47%)		
19	Total Project Cost (Rs.)	Rs. 200.35 Crs.		
20	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)
				Duration


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		We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020				
21	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change Construction work for all buildings is complete. Applied under Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021
	Previous-EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	
	M-Triumph	B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor	44.90	M-Triumph	B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor	44.90
22	Total number of tenements		11 nos of office floors and Showrooms			
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	54	Fresh Water	54	
		Recycled (Gardening)	5	Recycled (Gardening)	00	
		Recycled Flushing	43	Recycled Flushing	43	
		Total	102	Total	97	
		Waste water generation	88	Waste water generation	88	
24	Water Storage Capacity for Firefighting / UGT	Fire UG tank – 2 nos. of 75 Cum Fire Overhead tank – 20 KL				
25	Source of water	Local Body – Pune Municipal Corporation				
26	Rainwater Harvesting (RWH)	Level of the Ground water table:		12 to 16 m BGL		
		Size and no of RWH tank(s) and Quantity:		NA		
		Quantity and size of recharge pits:		3 Nos Recharge Pits Pits size 1.5 m. X 3.5 m. X 1.5 m		
		Details of UGT tanks if any:		Drinking Water Tank 20 Cu m.		


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			Raw Water UGT Tank 50 Cu m Flushing UGT Tank 69 Cu.m. Fire UGT tank 75 Cu.m.	
27	Sewage and Wastewater	Sewage generation in CMD:	88	
		STP technology:	MBBR	
		Capacity of STP (CMD):	100 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	6	Collected by authorized recyclers
		Wet waste:	4	Collected by authorized recyclers
		Construction waste	Excavated material	Top soil used for landscaping. Royalty paid for management of debris and excavated material for the completed excavation.
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	323	Handed over to authorized recyclers
		Wet waste:	216	Organic Waste Convertor
		Hazardous waste:	00	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	9	Handed over to Authorized Vendor
		STP Sludge (dry)	20	Will be used as manure
30	Green Belt Development	Total RG area (m ²):		Mandatory RG Provided 360.40
		Existing trees on plot:		00
		Number of trees to be planted:		46
		Number of trees to be cut:		0
		Number of trees to be transplanted:		0
31	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		160 kVA
		During Operation phase (Connected load):		2840 KW
		During Operation phase (Demand load):		1647 KW
		Transformer:		2 No of 1000 kVA
		DG set:		1 No of 1000 kVA & 1 No of 630 kVA


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		Fuel used:		HSD		
32	Details of Energy saving	Sr. No.	Energy Conservation Measures			
		1	LED Lighting in lift lobby, staircase, parking terrace area of buildings			
		2	LED lighting external common areas (Street light)			
		3	Lift/Plumbing motars			
		4	Solar PV System			
33	Environmental Management plan budget during Construction phase	Type	Details		Cost	
		Capital	Air, water, land, biological environment and socioeconomic environment		13.41	
		O&M	Air, water and Noise Monitoring		1.61	
34	Environmental Management plan Budget during Operation phase	Component	Details1		Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-		-	-
		Sewage treatment	1 No of STP 100 KLD		19.65	2.45
		Water treatment	-		--	--
		RWH	Recharge pits		2.5	0.10
		Swimming Pool	-		--	--
		Solid Waste	OWC		8.5	1.2
		Hazardous waste	-		--	--
		E waste	Handed over to Authorized Vendor		--	--
		Green belt development	Gardening		6.88	0.94
		Energy saving	Renewable energy Solar PV panel		64.562	2.0
		Basement Dewatering	-		19.875	1.5
		Basement ventilation	-		36.44	3.2
		Environmental Monitoring	From MoEF&CC approved lab		-	13.41
Disaster Management	During operation phase		280	25.35		
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m²)	


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	4- Wheeler	158	158	As per local body rules
	2- Wheeler	316	316	
36	Details of Court cases / litigations w.r.t. the project and project location if any.			No

SEAC Deliberation –

PP stated that, the application is a commercial project located at Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune. PP further stated that, they have applied for prior EC under SOP for Identification and Handling of Violation Cases vide circular dated 07/07/2021.

PP stated that, they had submitted ToR application on Parivesh portal dated 20.05.2022 and Auto ToR was granted vide letter No. File No. SIA/MH/MIS/77135/2022 dated 25.05.2022 for FSI 20,109.79 m² + NONFSI 8,366.13 m² = Total BUA 28,475.92 m²,

PP stated that, they have received building approval and CC from Pune Municipal Corporation vide letter no CC/3356/21 on 21.01.2022 with FSI Area 20,109.79 m², Non-FSI area 8,366.13 m² and TBUA 28,475.92 m². PP informed that, the project consists of 1 Commercial buildings having showroom space on ground floor & 1st to 11th floor area of office spac. PP further stated that, construction stands complete on site as per the sanction received from PMC and only some internal finishing work is pending and total BUA constructed on site till date is 28,475.92 m².

SEAC-3 appraises the proposal as per Circular issued by SEIAA vide dated 22.08.2022. The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) B1.

Sanction Chronology

Sr No	CC	Date	FSI in Sq.m.	Non-FSI in Sq.m	TBUA in Sq.m.	Building configuration as per sanction	BUA completed on site	Remark
1	Sanction Plan CC/345/II/3	16-04-2004	5,542.3	-	-	Ground	Nil	EC not required
2	Revised Sanction received vide No. CC/3732/	19-01-2007	5,280.52	6,571.19	11851.71	3B + G + 1sr Fl to 5 th FL	Excavation started	EC not required


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	06							
3	Revalidation of sanction vide No CC/1893/2014	20.09.2014	5,280.52	6,571.19	11851.71	3B + G + 1sr Fl to 5 th FL	4,980.3	EC not required
4	Revised Building Sanction received vide No. CC/0753/17	16.06.2017	3,892.05	8,579.02	12,471.07	3B + G + UG + 1st Fl + Service FL + 2 nd to 7 th FL	6,537.45	EC not required
5	Revised sanction vide No CC/3269/17	08.03.2018	12,393.26	6,545.15	18,938.41	3B + G + UG + 1 st Fl + Service FL + 2 nd to 9 th FL	11,389.23	EC not required.
6.	Revised sanction vide No CC/3356/21	21.01.2022	20,109.79	8,366.13	28,475.92	3B + G + UG + 1 st Fl + Service FL + 2 nd to 11 th FL	18,235.54	As per UDCPR FSI potential of plot is increased & EC is required.


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Chronology of the events-

Sr. No.	Events	Date
1	Sanction obtained from Pune municipal corporation vide No. CC/345/III/3 for FSI area 5,542.3 m ²	16 th April 2004
2	Due to change in planning 1 st revision in sanction is taken & construction started as per sanction received vide No CC/3732/06 for BUA 11,851.71 m ² PROJECT WAS NOT UNDER THE PURVIEW OF EC AS SANCTIONED BUA WAS LESS THAN 20,000 m²	19 th January 2007
3	Revalidation in sanction vide No. CC/1893/2014 for BUA 11,851.71 m ²	20 th September 2014
4	Due to change in planning 2 nd revision in sanction received Vide No CC/0753/17 for BUA 12,471.07m ² PROJECT WAS NOT UNDER THE PURVIEW OF EC AS SANCTIONED BUA WAS LESS THAN 20,000 m²	16 th June 2017
5	Subsequently 3 rd revision in sanction received Vide No CC3269/17 for BUA 18,938.41 PROJECT WAS NOT UNDER THE PURVIEW OF EC AS SANCTIONED BUA WAS LESS THAN 20,000 m²	8 th March 2018
5	After implementation of UDCPR, 2020 PP have obtained IOD vide No CC/3356/21 for BUA 28,475.92 m ² . Potential of the plot is increased due to UDCPR rules & project comes under purview of EC. PROJECT CAME UNDER THE PURVIEW OF EC HOWEVER; PP CONTINUED AND COMPLETED THE CONSTRUCTION ACTIVITY RESULTING IN VIOLATION OF EIA NOTIFICATION, 2006	21 st January 2022
6	Therefore, applied for ToR as per violation OM vide- F. No. 22-21/2020-IA.III dated 07.07.2021 (<i>suo moto</i>) vide proposal No SIA/MH/MIS/77135/2022.	20 th May 2022
7.	System generated Standard Auto ToR obtained vide File No. SIA/MH/MIS/77135/2022	25 th May 2022

Project Details

Table 1: Project Details

Sr. No	Assessment of Environment	
1	Name and address of Project	M Triumph
2	Name of Directors	Kingsville Realty LLP
3	Total construction completed (built-up area as per EC notification):	28475.92 m2
4	Total construction proposed, built-up area as per EC notification	28475.92 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 - 200.36 Cr Cost of the project already executed – 155.45 Cr.
7	Date of commencement of project	Construction started on 19.01.2007 as per sanction CC/3732/06
8	Date of violation of EC regulation (please justify with documentary evidence)	21.01.22- As per latest sanction for BUA of 28475.92 20.05.22- As per date of TOR Application Violation days are considered from the date of sanction plan received on


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		21.01.22 up to the TOR Application date ie. 20.05.2022
		119 Days
9	Date of first submission of information of such violation to the SEIAA or SEAC, if self- notified, along with stoppage of construction work	Date of TOR Application 20.05.2022
	1. No. of days of violation	119 Days (Construction Phase) 0 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. No.	Particulars	Details
A	Demolition and Site Preparation	This is a Greenfield 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


Member Secretary


Chairman

Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October, 2023.

B.	Construction stage	
1	Date of commencement of construction and completion of construction, if any	Construction started on 19th January 2007 as per Sanction Plan CC/3732/06
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/345/III/3 received on 16.04.2004 CC/3732/06 received on 19.01.2007 CC/1893/2014 received on 20.09.2014 CC/0753/17 received on 16.06.2017 CC/3269/17 received on 08.03.2018 CC/3356/21 received on 21.01.2022
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?	110
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?	1980 Cum of top soil was excavated on site. The same is preserved and will be 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	1.50 m. X 1.50 m. X 1.50 m.
12	Solar light, water heating details	Solar PV panel system is proposed.


Member Secretary


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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?	46 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.	No
18	How many flats sold which are in the area of EC violation and total sale value of such flats?	No shops/ offices have been 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?	NA
2	How many families are staying in project?	NA
3	What is total water supply to project, source and quality	Source: Fresh water Qty: 54 KLD
4	Total sewage generation m ³ /day	88 KLD
5	STP details,	Technology: SMBR Capacity of STP – 100 KLD
6	Treated wastewater disposal	About 84 m ³ /day of treated water is available for recycling. Out of this, 43 m ³ /day will be used for flushing 5 m ³ /day be used for gardening and 36m ³ /day will be sent to municipal drains during Dry Season.
7	Any DG sets, are they complying the norms	Yes, installed as per norms 1 x 630 kVA & 1 x 1000 kVA

Table 3: Financial Assessment of Environmental Damages

Scope of saving on account of environmental protection measures	EMP cost				References
	Recurring Cost	Per day (Rs.)	Non-recurring cost	(Rs.)	
ATTRIBUTE: AIR POLLUTION					


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Water requirement for sprinkling (KL/day): Cost of 1 KL water (Rs):	Cost of 1 KL water	₹ 111.20	The cost of Water Tankers is referred from the published rates of PWD Govt. of Maharashtra SSR 2022-23, Rs. 106.6 / KL For Sprinkling, we have considered additional km wise costing as per PWD SSR 2022-23, Thus, the Total rate is $106.6 + 4.6 = 111.2$ Rs. / KL
	Area of Water Sprinkling (Driveway = 1040.11 m ²)		
	Quantity of water Sprinkling = 247.55 m ³		
	Total cost of sprinkling of water for construction is	₹ 27,800.00	

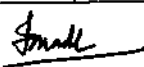
ATTRIBUTE: WATER POLLUTION

A. Cost of water requirement

a. Construction Phase	No. of Labours = 110		1. Water required for construction is 2kl/m ²	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 The water required for construction has been considered from a Research paper titled “Assessment of water resource consumption in building construction in India” - Rs. 2KL / Sq.m
	Rate of drinking water per m ³	₹ 8.80	2. Violation Construction area = 10240.4m ²	
	Total Cost (Per Day)	₹ 43.56	3. Total Water required during construction = 20480.8 kl Total Cost = $10240.4 \times 2 \times 111.2 =$	
b. Operation Phase	-		-	

B. Cost of sewage treatment, reuse & disposal:

a. Construction phase	1. No. of Labours = 110		Mobile toilets were provided during the construction phase. Construction phase sewage disposed by Mobile toilet vendor
	2. Approximate Cost of sewage	₹ 6.71	


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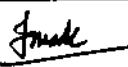
	treatment in SMBR STP (Rs/m ³ /day)				The cost of sewage treatment in SMBR STP per day has been calculated considering STP Capacity and O&M Cost - Rs. 6.71/m ³ /day from EMP.
	3. Sewage generation =110 Labours x 45 lpcd x 0.9/1000	₹ 4.46			
	4. Cost of treatment per day	₹ 29.90			
b. Operation Phase					STP has been provided on Site
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. Groundwater water level = 12 to 16m BGL				
D. cost of construction & maintenance of recharge well			Total No. of recharge Pits =3		
			Size of recharge Pit =1.50 m X 1.50 m X 1.50 m and 1.50 m. X 1.50 m. X 1.25		
			Recharge pits already constructed on site = 2		
			Cost of 1 recharge pit	₹ 83,333.33	
			Total Cost	₹ 83,333.33	2 RWH pits have been provided on Site
ATTRIBUTE: SOIL POLLUTION					
In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized	NA				


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as non-recurring cost.					
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 of HW if any). This requires critical examination from SPCB.	NA				
Cost of preservation of top soil & excavated earth to be considered. [Area (m ²) x depth (m) x sp. Gravity (kg/m ³) x cost per MT (Rs.)]	The excavated top soil is 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		Top Soil used for landscaping =1980m ³		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 =19,460 cum excavated on site, out of which 1,980 cum top soil used for landscaping, 283 cu.m sent to collector specified site, for which Royalty is already paid and remaining 17,197 m ³ used for backfilling on the site		


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	used for compound, road work and retaining wall structures required to be construct inside project		Rate of soil preservation (per m ³)	₹ 43.52	
			Total Cost	₹ 8,34,583.04	
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 is already done on site
			Perimeter = km		
			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 = 45		Cost of maintainence Plantation is referred from Garden USOR MCGM - Page No.8
			Trees on site already planted = 46		
			No. Trees to be planted = 0		
			Cost of Tree Maintenance(Soil mix with manure, labour, travelling & Levelling) for 1 tree per month	₹ 179.00	
			Hence, maintainence cost for 45 trees for 1 month	₹ 8,234.00	
			Hence total cost of tree maintainence for violation days	₹ 32,936.00	
			Total cost of tree maintainence	₹ -	
			Total Cost	₹ 32,936.00	


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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.		
A. cost of health checkup of workers: B. cost of safety measures including PPEs:			Cost of PPE and Health Check up		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 First aid Kits: Rs. 200 -Rs. 2480 / PPE KitThe Cost of Health check-up for labour has been considered as per the full body check- up plans available in the diagnostic centres - Rs. 1500 / Labour
			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	
		Total Cost	₹ 4,37,800.00		
GRAND TOTAL				₹ 36,93,917.33	

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		(a+b+c+d)


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		days in violation (119 Days (Construction Phase))		
		Construction Phase:		
		a) Water Consumption		
		Cost arrived from Table above for water consumption (per day)	₹ 43.56	
		Total Cost	₹ 5,183.64	
		b) Sewage Generation		
		Cost arrived from Table above for sewage treatment per day	₹ 29.90	
		Total Cost	₹ 3,558.51	
		Operation Phase		₹ 8,742.15
		c) Water Consumption		
		Cost arrived from Table above for water consumption (per day)	₹ -	
		Total Cost	₹ -	
		d) Sewage Generation		
		Cost arrived from Table above for water consumption (per day) - STP Already provided on Site	-	
		Total Cost	-	
	Non - Recurring Cost	Cost as arrived from above table		₹ 36,93,917.33
2	Sub Total (1+2 above)	(Subject to minimum Rs. 1 crore or whichever is higher)		
		Total 1 + 2 = 36,93,917.33 + 8,742.15	₹ 37,02,659.48	


Member Secretary


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Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October, 2023.

		Hence, Cost to be considered is		₹ 1,00,00,000.00
B.	Economic benefits accrued due to violation	Total Project cost	₹ 44,91,00,000.00	
1	Economic benefits	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.		₹ 44,91,000.00
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: F NO22-65/2017-IA-III dated 01/05/2018, whichever is higher.	A+B	₹ 1,44,91,000.00
		Amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO22-65/2017-IA-III dated 01/05/2018.	NA - CER is Not Applicable as per MoEF & CC OM F. No. 22-65/2017-IA.III dt. 30.09.2020	-

The calculation of Economic benefits (1 % of project cost for area under violation) is already considered in Damage assessment as per Approach paper issued by SEIAA Maharashtra also, the Penalty (1% of project cost for area under violation) is calculated as per OM Dated 07.07.2021 by MoEF & CC.

We kindly request the Honorable SEAC Committee to guide us regarding the calculations of Damage Assessment and Penalty as the 1% of project cost for area under violation is considered twice and we feel that it needs to be considered only once.

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	Reference


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Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October, 2023.

A.	Total project cost incurred up to the date of filing of the application	₹ 44,91,00,000.00	Project cost of area under violation
B.	Cost of remedial measures as per damage assessment	₹ 1,44,91,000.00	Cost of Damage Assessment
C.	1% of A	₹ 44,91,000.00	
D.	Total project turnover during the period of violation	₹ -	Total Turnover
E.	0.25% of the total turnover during the period of violation	₹ -	Nil
F.	Total Penalty C+E	₹ 44,91,000.00	
G.	The amount shall be halved if PP reports such violation without coming to the knowledge of the Government	₹ 22,45,500.00	<ul style="list-style-type: none"> As per MoEF OM - SOP on handling Violation cases, dated 07.07.2021 <p>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.</p>

(The proposal involves sue moto declaration of violation hence Damage costing (i.e. penalty) was halved.)

Penalty Provision For New Projects as per <u>MoEF OM - SOP on handling Violation cases, dated 07.07.2021</u>	
1	Where operation has not commenced: 1% of the total project cost incurred up to the date of filing of application along with EIA/EMP report
2	Where operation has commenced with EC: 1% of total project cost incurred up to the date of filing of application along with EIA/EMP report plus 0.25% of the total turnover during the period of violation
3	The Project or activity is considered for appraisal as above & the project proponent fails to provide required information or requisite documents or complete the requisite study for the purpose of EIA/EMP reports or does not furnish such reports within such period, as specified by the appraisal committee, without reasonable cause, it shall be inferred that the pp is not serious enough and the project or activity shall be directed to be demolished/ closed.


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4	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
5	The penalty as above shall be in addition to liability for carrying out various remedial measures which shall be worked out based on the damage assessment for quantifying the environmental damage caused due to unauthorized project activity

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%	₹ 36,22,750.00	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%	₹ 36,22,750.00		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%	₹ 28,98,200.00	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation
4	Sewerage lines and STP, solid waste management,	20%	₹ 28,98,200.00	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body


Member Secretary


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5	Urban air/noise pollution control initiatives	10%	₹ 14,49,100.00	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.
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It is noted that,

- 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 Rs. **22,45,500.00/-**
- As per format given in SEIAA Circular, the Damage Assessment value is arrived at Rs. **1,44,91,000.00**

Recommendations of SEAC-

Committee decided to recommend the proposal for Environmental Clearance to SEIAA subject to aforementioned observations.

Deliberation in SEIAA-

Proposal a new construction project under violation category. PP has applied under MoEF&CC OM dated 07.07.2021. Proposal is recommended by SEAC-3 in its 178th meeting for grant of Environment Clearance for total plot area of 4,140.50m², FSI area 20,109.79m², Non FSI area 8,366.13 m² and total BUA of 28,475.92 m².

SEAC recommended the proposal for grant of Environment Clearance under violation category as per MoEF&CC OM dated 07.07.2021 with damage assessment value of Rs.1,44,91,000.00/- and Penalty of Rs. 22,45,500.00/-.

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 Rs.1,44,91,000.00/- 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 Rs.1,44,91,000.00/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan and submission of penalty of Rs. 22,45,500.00/-.

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 mandatory RG having area 360.40 m² on mother earth without any construction. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 17.10.2023.


Member Secretary


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Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October, 2023.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 17.10.2023.

SEIAA after deliberation decided to grant EC for-FSI-20,109.79m², Non FSI-8,366.13 m², total BUA- 28,475.92 m². (Plan approval No-CC/3356/21, dated-21.01.2022)

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

1. PP to submit Bank Guarantee of Rs.1,44,91,000.00/- 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 Rs. 22,45,500.00/-.
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 has provided mandatory RG area of 360.40 m² 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-LA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for-FSI-20,109.79m², Non FSI-8,366.13 m², total BUA- 28,475.92 m². (Plan approval No-CC/3356/21, dated-21.01.2022)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman



KINGSVILLE REALTY LLP

Date:- 20.12.2023

To,
The Regional Office,
Maharashtra Pollution Control Board- Pune,
Jog Center, 3rd floor,
Mumbai Pune Road,
Wakdevadi, Pune, Maharashtra 411003

- Subject** : Submission of BG as per SEIAA, Maharashtra direction
- Project** : Commercial Project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune
- Reference**
1. BG Submission vide UAN MPCB-BG-0000029009
 2. Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October 2023 as item no. 24 vide proposal no. SIA/MH/INFRA2/432834/2023
 3. Consent to Establish vide application MPCB-CONSENT-0000177284

Respected Sir,

We are grateful for reviewing our Consent to Establish application for Commercial Project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by Kingsville Realty LLP

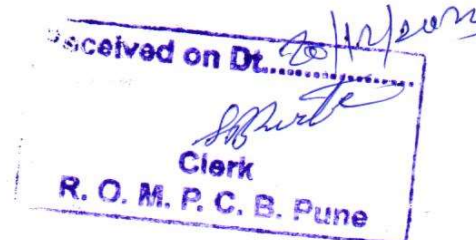
Now, we are submitting herewith Bank Guarantee of Rs. 1,44,91,000 /- (In word Rs. One Crore Forty-Four Lakhs Ninety-One Thousand only) as per Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October 2023 as item no. 24 vide proposal no. SIA/MH/INFRA2/432834/2023 towards effective implementation of remediation plan and natural and community resource augmentation plan.

We requesting you to grant Consent to Establish for our project and accept the original copy of above said Bank Guarantee.

This is your information & oblige.

Thanking you,
Your Faithfully


Authorized signatory



Attachment:

1. BG Acknowledgment UAN MPCB-BG-0000029009 with Original BG Copy
2. Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October 2023 as item no. 24 vide proposal no. SIA/MH/INFRA2/432834/2023



KINGSVILLE REALTY LLP

Date- 20.12.2023

To,
The Member Secretary,
State Environment Impact Assessment Authority (SEIAA),
217, 2nd Floor, Annexe Building,
Mantralaya, Mumbai-400032.

Subject: Submission of Penalty fees for proposal no. SIA/MH/INFRA2/432834/2023 of commercial Project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune

Reference: Minutes of 267th Day 3 (Part B) meeting of SEIAA held on 19th October 2023 as item no. 24 vide proposal no. SIA/MH/INFRA2/432834/2023

Respected Sir,

We are grateful to grant EC for our commercial project "M-Triumph" in 267th Day 3 (Part B) meeting of SEIAA held on 19th October 2023 as item no. 24, We Kingsville Realty LLP submit penalty of Rs. 22,45,500/- only (Rs. Twenty-Two Lakhs Forty Five Thousand Five Hundred only) to your esteem department as per deliberation received by minutes of in 267th Day 3 (Part B) meeting of SEIAA held on 19th October 2023 as item no. 24

Following are details of penalty Fee deposited in SEIAA/SEAC SECRETARIAT Account

1	Name of The Project	Commercial Project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune
2	Name of PP	Kingsville realty LLP
3	Proposal No	SIA/MH/INFRA2/432834/2023
4	SEIAA meeting details	Minutes of 267 th Day 3 (Part B) meeting of SEIAA held on 19 th October 2023 as item no. 24



KINGSVILLE REALTY LLP

5	Amount Deposited	Rs. 22,45,500/- (Rs. Twenty-Two Lakhs Forty Five Thousand Five Hundred only)
6	Date of deposition	20.12.2023
7	Payment Details	Name of Bank- HDFC Bank, Pune Account No.- 50200008735310 Payment type - RTGS UTR No. - HDFCR52023122063781118
8	Date of Deposited	20.12.2023

Requesting you to consider our penalty fee deposition for your records and references

Enclosed:

1. Payment Acknowledgment

Date	Narration	Cheque/Ref. No.	Value Date	Withdrawal
20 Dec 2023	RTGS Dr-SBIN00053350- SEIAA-SEAC SECRETARIAT- BHOSALE NAGA- HDFCR52023122063781118	000000002043	20 Dec 2023	2,245,500.00

Thanking you

For, Kingsville Realty LLP


 Authorized Signatory

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.

Respected Madam,
Subject: Access to operate PARIVESH Portal for 1 month .

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

Pravara
(Pravara Parade) 09/01/2024
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.

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.
24

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.

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

1067

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 Kur" <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

1/24/24, 12:23 PM

Mail - psec.env@maharashtra.gov.in

---- 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

1/24/24, 12:23 PM

Mail - psec.env@maharashtra.gov.in

262

IA Division

MoEF&CC

Vayu 3rd Floor, Indira Paryavaran Bhawan, Jorbagh
New Delhi-110003

Tel No 011-20819383

1069



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

To,

The -1
 KINGSVILLE REALTY LLP
 1 Modibaug Commercial, Ganeshkhind Road, Shivaji Nagar, Pune -
 411016

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/INFRA2/432834/2023 dated 09 Jun 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC24B038MH165303 |
| 2. File No. | SIA/MH/INFRA2/432834/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Commercial project "M-Triumph" by M/s Kingsville Realty LLP |
| 7. Name of Company/Organization | KINGSVILLE REALTY LLP |
| 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/INFRA2/432834/2023
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s Kingsville Realty LLP,
 CTS no. 2281 to 2288, Ganeshkhind Road,
 Bhamburda, Shivaji Nagar, Pune.

Subject : Environmental Clearance for Commercial project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP

Reference : Application no. SIA/MH/INFRA2/432834/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 178th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 267th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 19th October, 2023.

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

1	Proposal Number	SIA/MH/INFRA2/432834/2023.	
2	Name of Project	Commercial project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP	
3	Project category	8a (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	Commercial project "M-Triumph" at CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune by M/s Kingsville Realty LLP
		Regd. Office address	1 Modibaug, Ganeshkhind Road, Shivajinagar, Pune, Maharashtra 411016
		Contact number	20-66210100
		e-mail	triumph.pune23@gmail.com
6	Consultant	Sustainera Solutions Pvt. Ltd.	
7	Applied for	Environment Clearance under Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021	
8	Details of previous EC	NA	
9	Location of the project	CTS no. 2281 to 2288, Ganeshkhind Road, Bhamburda, Shivaji Nagar, Pune	
10	Latitude and Longitude	Latitude - 18°31'57.01"N, Longitude 73°50'36.70"E	

11	Total Plot Area (m ²)	4,140.50				
12	Deductions (m ²)	536.54				
13	Net Plot area (m ²)	3,603.96				
14	Proposed FSI area (m ²)	20,109.79				
15	Proposed non-FSI area (m ²)	8,366.13				
16	Proposed TBUA (m ²)	28,475.92				
17	TBUA (m ²) approved by	20,109.79 (FSI)				
	Planning Authority till date	Pune Municipal Corporation (PMC)				
18	Ground coverage (m ²) & %	1703.03 (47%)				
19	Total Project Cost (Rs.)	Rs. 200.35 Crs.				
20	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020				
21	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, 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	
M-Triumph	B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor	44.90	M-Triumph	B3 + B2 + B1 + Ground Floor + Upper Ground floor + 1 st floor + Service floor + 2 nd to 11 th Floor		
					Construction work for all buildings is complete. Applied under Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021	
22	Total number of tenements	11 nos of office floors and Showrooms				
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	54	Fresh Water	54	
		Recycled (Gardening)	5	Recycled (Gardening)	00	
		Recycled Flushing	43	Recycled Flushing	43	
		Total	102	Total	97	
		Waste water generation	88	Waste water generation	88	
24	Water Storage Capacity for Firefighting / UGT	Fire UG tank – 2 nos. of 75 Cum Fire Overhead tank – 20 KL				

25	Source of water	Local Body – Pune Municipal Corporation		
26	Rainwater Harvesting (RWH)	Level of the Ground water table:	12 to 16 m BGL	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	3 Nos Recharge Pits Pits size 1.5 m. X 3.5 m. X 1.5 m	
		Details of UGT tanks if any:	Drinking Water Tank 20 Cu m. Raw Water UGT Tank 50 Cu m Flushing UGT Tank 69 Cu.m. Fire UGT tank 75 Cu.m.	
27	Sewage and Wastewater	Sewage generation in CMD:	88	
		STP technology:	MBBR	
		Capacity of STP (CMD):	100 KLD	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	6	Collected by authorized recyclers
		Wet waste:	4	Collected by authorized recyclers
		Construction waste	Excavated material	Top soil used for landscaping. Royalty paid for management of debris and excavated material for the completed excavation.
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	323	Handed over to authorized recyclers
		Wet waste:	216	Organic Waste Convertor
		Hazardous waste:	00	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	9	Handed over to Authorized Vendor
		STP Sludge (dry)	20	Will be used as manure
		Hazardous waste DG spent oil	150 Liter/annum	It will be handed over to Authorised agency
30	Green Belt Development	Total RG area (m ²):	Mandatory RG Provided 360.40	
		Existing trees on plot:	00	
		Number of trees to be planted:	46	
		Number of trees to be cut:	0	
		Number of trees to be transplanted:	0	
31	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	160 kVA	
		During Operation phase (Connected load):	2840 KW	
		During Operation phase (Demand	1647 KW	

		load):			
		Transformer:		2 No of 1000 kVA	
		DG set:		1 No of 1000 kVA & 1 No of 630 kVA	
		Fuel used:		HSD	
32	Details of Energy saving	Sr. No.	Energy Conservation Measures		
		1	LED Lighting in lift lobby, staircase, parking terrace area of buildings		
		2	LED lighting external common areas (Street light)		
		3	Lift/Plumbing motars		
		4	Solar PV System		
33	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Air, water, land, biological environment and socioeconomic environment	13.41	
		O&M	Air, water and Noise Monitoring	1.61	
34	Environmental Management plan Budget during Operation phase	Component	Details1	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-	-	-
		Sewage treatment	1 No of STP 100 KLD	19.65	2.45
		Water treatment	-	--	--
		RWH	Recharge pits	2.5	0.10
		Swimming Pool	-	--	--
		Solid Waste	OWC	8.5	1.2
		Hazardous waste	-	--	--
		E waste	Handed over to Authorized Vendor	--	--
		Green belt development	Gardening	6.88	0.94
		Energy saving	Renewable energy Solar PV panel	64.562	2.0
		Basement Dewatering	-	19.875	1.5
		Basement ventilation	-	36.44	3.2
		Environmental Monitoring	From MoEF&CC approved lab	-	13.41
		Disaster Management	During operation phase	280	25.35
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m²)

		4- Wheeler	158	158	As per local body rules
		2- Wheeler	316	316	
36	Details of Court cases / litigations w.r.t. the project and project location if any.				No

3. Proposal a new construction project under violation category. PP has applied under MoEF&CC OM dated 07.07.2021. proposal has been considered by SEIAA in its 267th (Day-3) meeting held on 19th October, 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 Rs.1,44,91,000.00/- and penalty of Rs. 22,45,500.00/-. Now, PP submitted the BG of Rs.1,44,91,000.00/- and penalty of Rs. 22,45,500.00/- to Maharashtra Pollution Control Board on 19.12.2023 and 20.12.2023 respectively. SEIAA decided to grant Environment clearance subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

NIL

B. SEIAA Conditions-

1. PP to submit Bank Guarantee of Rs.1,44,91,000.00/- 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 Rs. 22,45,500.00/-.
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 has provided mandatory RG area of 360.40 m² 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-20,109.79m², Non FSI-8,366.13 m², total BUA- 28,475.92 m². (Plan approval No-CC/3356/21, dated-21.01.2022)

General Conditions:**a) Construction Phase :-**

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

closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

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

- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry &

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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