

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

APPEAL NO. 529/2025 (WZ)

IN THE MATTER OF:

Akshay Sunil Jagtap

...Applicant

Vs.

State Level Environment Impact

Assessment Authority &Ors

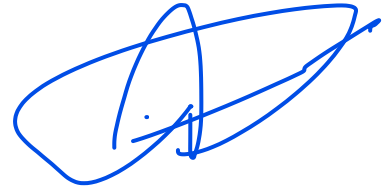
...Respondent(s)

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PLACE: NAGPUR, MAHARASHTRA

DATE: 20.03.2026



THROUGH

Shri Narender Pal Singh

Advocate, MoEF&CC

BEFORE THE NATIONAL GREEN TRIBUNAL**WESTERN ZONE BENCH, PUNE****APPEAL NO. 529/2025 (WZ)****IN THE MATTER OF:**

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Versus

State Level Environment Impact

Assessment Authority &Ors

...Respondent(s)

COUNTER AFFIDAVIT ON BEHALF OF THE MINISTRY OF**ENVIRONMENT, FOREST AND CLIMATE CHANGE****(RESPONDENT NO. 2)****MOST RESPECTFULLY SHOWETH**

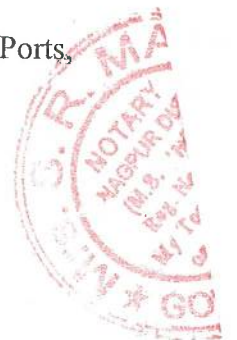
I, E. Thirunavukkarasu S/o M. Elangovan aged about 58 years, presently working as Scientist 'F' at the Ministry of Environment, Forest & Climate Change (MoEF&CC), Regional Office (WCZ), Ground Floor, East Wing, New Secretariat Building, Civil Lines, Nagpur- 440001, do hereby solemnly affirm and state as under:



1. That I, in my official capacity of Scientist 'F' in the Ministry Environment, Forest and Climate Change, Regional Office (WCZ) i.e. Respondent No. 2 in the above-mentioned matter, am authorized to swear this affidavit.
2. It is respectfully submitted that the applicant has filed the present Appeal challenging the Environmental Clearance (EC) dated 16.07.2025 granted by SEIAA, Maharashtra in favour of Respondent No.7 Bajaj Finserv Ventures Ltd. for a proposed IT/ITES/Commercial Building project at Village Mundhwa, Taluka Haveli, District Pune. The appeal alleges misrepresentation and suppression of the existence of a natural storm-water drain (nalla) and encroachment of its buffer zone in the EIA process, along with procedural violations under the EIA Notification, 2006.

Applicable provisions of grant of Environmental Clearance:

3. It is submitted that the Ministry has issued Environmental Impact Assessment (EIA) Notification No. S.O. 1533 E dated 14th September, 2006. The EIA Notification, 2006 as amended regulates developmental projects in respect of construction of new projects/activities/expansion or modernization of existing projects in different parts of the country for grant of prior Environmental Clearance.
4. That, it is respectfully submitted that the EIA Notification, 2006 as amended covers 38 projects/activities in its Schedule which inter-alia includes different types of infrastructure projects viz. Airports, Ports,



Highways, and Building & Construction Projects etc. as specified and classified in the Schedule of the said notification. All such projects/activities shall require prior Environmental Clearance from the concerned regulatory authority, e.g., MoEF&CC in the Central Government for matters falling under Category 'A' in the Schedule and the State Environment Impact Assessment Authority (SEIAA) at State level for matters falling under Category 'B' in the said Schedule, before starting any construction work. Broadly, following categories projects/activities are covered under the ambit of EIA Notification, 2006 as amended:

- a. All new projects or activities listed in the Schedule to this notification;
 - b. Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;
 - c. Any change in product - mix in an existing manufacturing unit included in Schedule beyond the specified range.
5. That under the provisions of the EIA Notification, 2006 as amended, Environmental Clearance for Building and Construction Projects & Township and Area Development Projects are covered under entry 8 (a) &



(b) of the Schedule to the EIA Notification, 2006. Entries 8(a) and 8(b) of the Schedule of EIA Notification 2006 provides as follows;

“8(a): Building and Construction projects - >20000 sq. m and <150000 sq. m of built-up area require EC.

8(b): Townships and Area Development projects - Covering an area >50 ha. and or built up area >150000 sq. m- require EC.”

6. That the aforementioned entries under item 8(a) and 8(b) are categorized as Category ‘B’ projects under the EIA Notification, 2006 and require appraisal by the State Level Expert Appraisal Committees (SEACs) and approval by the State Level Environment Impact Assessment Authorities (SEIAAs). Further, as per the EIA Notification, 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.
7. It is most respectfully submitted that the requirement of obtaining Environmental Clearance for any building construction project is governed by the aforesaid provisions, as stated in the preceding paragraphs. It is further submitted that the appraisal and grant of Environmental Clearance in respect of such Category ‘B’ projects falls within the jurisdiction of the SEIAA concerned.
8. Without prejudice to the above, it is further submitted that the Ministry has issued O.M. dated 29.03.2022 setting out those activities that can be



undertaken by the Project Proponent prior to the grant of Environmental Clearance subject to certain conditions set out therein. These activities are:

- i. Fencing of the project site by boundary wall using civil construction, barbed wire or precast/prefabricated components
- ii. Construction of temporary sheds using pre-fabricated/modular structure, for site office/guards and storing material and machinery,
- iii. Provision of temporary electricity and water supply for site officer/guards only

A true copy of the OM dated 29.03.2022 is marked and annexed herein as “ANNEXURE-R2/1”.

9. It is most respectfully submitted that the Environmental Clearance dated 16.07.2025 has been issued by the State Environment Impact Assessment Authority (SEIAA), Maharashtra to the Project Proponent in accordance with the provisions of the EIA Notification, 2006. A true copy of the Environmental Clearance dated 16.07.2025 issued by SEIAA, Maharashtra is annexed herewith and marked as “ANNEXURE-R2/2”.
10. That, the Ministry vide notification No. S.O. 637 (E) dated 28.02.2014 delegated the power to SEIAA to issue show cause notice to project proponents in case of violation of the conditions of the Environmental Clearances (EC) issued by the said Authorities to projects or activities within their jurisdiction and to issue directions to the said project



proponents for keeping such EC in abeyance or withdrawing them, if required, for violations. A true copy of the S.O. 637 (E) dated 28.02.2014 is annexed herewith and marked as “ANNEXURE-R2/3”.

11. It is submitted that in view of the foregoing facts and submissions, this Hon’ble Tribunal may be pleased to take the present affidavit on record and pass such further order(s) as deemed fit in the interest of justice, which the answering Respondent shall duly comply with.
12. The answering Respondent craves liberty to file additional information, if any, till *pendentelite*.

VERIFICATION

Verified at Nagpur on this 20th day of March, 2026 that the contents of this affidavit based on official record(s) maintained and information available in the office are true and correct, no part of it is false and nothing has been concealed therefrom.

DEPONENT

(इ. थिरुनावुक्करसु)

(E. Thirunavukkarasu)

वैज्ञानिक 'एफ' / Scientist 'F'

पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय

Min. of Environment, Forest and Climate Change

क्षे. कार्यालय, नागपूर-४४०००१

Regional Office, Nagpur-440001



APPEAR BEFORE ME ON THIS.....20th.....TH

DAY OF March 2026 AT NAGPUR BY

SHRI / SMT/KUE. Thirunavukkarasu

R/O NAGPUR WHO HAS BEEN IDENTIFIED BY

SHR / SMT.....

ADVOCATE, NAGPUR.

DEPONENT

(इ. थिरुनावुक्करसु)

(E. Thirunavukkarasu)

वैज्ञानिक 'एफ' / Scientist 'F'

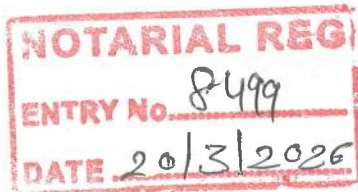
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय

Min. of Environment, Forest and Climate Change

क्षे. कार्यालय, नागपूर-४४०००१

Regional Office, Nagpur-440001

Mrs. S. R. MATTA
ADVOCATE & NOTARY
918-B, Clarke Town, Nagpur



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
Aliganj, Jorbagh Road
New Delhi-110 003

Dated: 29th March, 2022

OFFICE MEMORANDUM

Subject: Clarification regarding activities which can be undertaken for securing the land prior to grant of Environmental Clearance-regarding.

As per the provisions of Environment Impact Assessment (EIA) Notification 2006, the project or activities [New/Expansion/ Modernization/ change of product-mix or raw material mix] listed in the Schedule to the said Notification would require prior Environment Clearance (EC) from the concerned Competent Authority before undertaking any construction work or preparation of land by the project proponent, except for securing the land.

2. In this regard, Office Memorandum No. J-11011/41/2006-IA.II(I) dated 19/08/2010 clarified that while securing the land, no activity relating to any project covered under EIA Notification, 2006 including civil construction can be undertaken at the site without prior EC except fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s).

3. Over a period of time, various options other than conventional barbed wire and wall fencing, have come into existence, viz., use of pre-fabricated structures, pre-cast compound wall etc. Further, in order to secure the land, the project proponent may need to have water and electricity connection. In view of the same, it has been decided by the Competent Authority in the Ministry to explicitly clarify that following activities can be undertaken by the project proponent for securing the land.

- i. Fencing of the project site by boundary wall using civil construction, barbed wire or precast/ prefabricated components.
 - ii. Construction of temporary sheds using pre-fabricated / modular structure, for site office/guards and storing material and machinery.
 - iii. Provision of temporary electricity and water supply for site office/guards only.
4. The above activities shall be undertaken subject to the following:

- i. The land should be in the legal possession of the project proponent and all statutory approvals in respect of the project site should have been obtained.
 - ii. In case of involvement of any forest land, no activity shall be initiated at the site till the Stage II Forest Clearance is obtained under the relevant provisions of Forest (Conservation) Act, 1980. In case of applicability of Wildlife Clearance, necessary permission from Standing Committee for National Board for Wildlife (SCNBWL) shall be obtained under the provisions of Wildlife Protection Act, 1972.
 - iii. In case of felling of trees if any, requisite permission from the Forest Department/Statutory Authorities of the concerned State Government shall be obtained.
 - iv. The investment made by the Project Proponent on the above, in anticipation of the applicable clearances under the relevant provisions of the Acts/Rules, shall be entirely at the cost and risk of the proponent.
5. However, the above dispensation would not entitle the project proponent to claim ***fait accompli*** with regard to grant of EC or any other applicable permission from any concerned statutory authority and further, the works of the aforesaid nature shall have no bearing on appraisal of the project for grant of EC which shall follow the due process and procedure as laid down in EIA Notification 2006, as amended.
6. This O.M. is being issued in supersession of the earlier O.M. dated 19/08/2010 and with the approval of the Competent Authority.

(A.K. Agrawal)
Director

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 I.A. 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. PPS to Secretary (EF&CC)
4. PPS to DG (FC) & SS
5. PPS to AS(TK) / AS (NPG)/ AS(RS)
6. PPS to JS (SKB)
7. Website, MoEF&CC/Guard file.

675

File No: SIA/MH/INFRA2/523378/2025

Government of India

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



सत्यमेव जयते



Date 16/07/2025



To,

Mahesh Kunkulol
BAJAJ FINSERV VENTURES LIMITED
S. No. 208/1B, Off Pune-Ahmednagar Road, Lohegaon, Viman Nagar, Viman Nagar, PUNE,
MAHARASHTRA, 411014
mahesh.kunkulol@bajajfinserv.in

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/523378/2025 dated 13/02/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813MH5661182N
(ii) File No.	SIA/MH/INFRA2/523378/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others
(vii) Name of Project	BAJAJ FINSERV VENTURES LIMITED
(viii) Name of Company/Organization	BAJAJ FINSERV VENTURES LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mahesh Kunkulol under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. This issues with the approval of the Competent Authority

Annexure 1

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

1. Specific

S. No	EC Conditions
1.1	<p>1. PP to submit report / remarks of Central Water and Power Research Station (CWPRS) in view of excavation for five number of basements on project site which is in the vicinity of Mula River.</p> <p>2. PP to submit drainage NoC.</p> <p>3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.</p> <p>4. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.</p> <p>5. PP to prepare and implement plan to make proposed project a plastic free zone.</p> <p>6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</p> <p>7. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.</p> <p>8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p> <p>9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.</p>

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others
b.	Latitude and Longitude of the project site	18.53331961261453,73.9145542294831 18.53877246654685,73.91655997982569

S. No.	Particulars	Details	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	
		Area in Ha	
		Non-Forest Land (A)	7.0631
		Forest Land (B)	0
	Total Land (A+B)	7.0631	
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	343800	
g.	EMP Cost (in lacs)	2541.04	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Total Construction area	Product	614387.19	SqM-		This is a building construction projec

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/523378/2025
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To

M/s. Bajaj Finserv Ventures Limited & Others,
 S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34,
 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A,
 84/37/A, & 84/38/G(part), CTS No 1215, 1217,
 1218, 1234, 1257, 1258, 1268, 1271(part),
 Mundhwa, Tal. Haveli, Dist. Pune.

Subject : Environmental Clearance for Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, & 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa, Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited & Others

Reference : Application no. SIA/MH/INFRA2/523378/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 215th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 294th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28th May, 2025.

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

Proposal Number	PARIVESH Proposal No. SIA/MH/INFRA2/523378/2025	
Name of Project	Proposed IT/ITES/Commercial Building Project Located at S. No. 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C, 84/35/D, 84/36/A, 84/37/A, and 84/38/G(part), CTS No 1215, 1217, 1218, 1234, 1257, 1258, 1268, 1271(part), Mundhwa Tal. Haveli, Dist. Pune, Maharashtra by M/s. Bajaj Finserv Ventures Limited and Others	
Project category	8 (b), B1	
Type of Institution	Private	
Project Proponent	Name	M/s. Bajaj Finserv Ventures Limited and Others
	Regd. Office address	Bajaj Finserv Limited, S.No 208/1B, Off Pune-Ahmednagar Road, Lohegaon, Viman Nagar, 411014
Consultant	Element Consultancy Services, Pune (NABET Certificate No. NABET/EIA/2326/IA 0127, Valid up to 11/08/2026)	
Applied for	New Greenfield Project	
Details of previous EC	NA	
Location of the project	S.No - 84/3, 84/4A, 84/4B/1, 84/5, 84/6, 84/34, 84/35/A, 84/35/B, 84/35/C 84/35/D, 84/36/A, 84/37/A, and 84/38/G(part), CTS No 1215, 1217, 1218,	

	1234, 1257, 1258, 1268, 1271(part), Mundhwa, Pune Maharashtra.																																										
1	Latitude and Longitude	183226.63N 735501.92E																																									
1	Total Plot Area (m ²)	70,631.81 m ²																																									
1	Deductions (m ²)	16,604.06 m ²																																									
1	Net Plot area (m ²)	54,027.75 m ²																																									
1	Proposed FSI area (m ²)	3,47,700.51 m ²																																									
1	Proposed Non-FSI area (m ²)	2,66,686.68 m ²																																									
1	Proposed TBUA (m ²)	6,14,387.19 m ²																																									
1	TBUA (m ²) approved by Planning Authority till date	PMC Plan approval in process																																									
1	Ground coverage (m ²) and %	NA																																									
1	Total Project Cost (Rs.)	Rs. 3306.63 Cr																																									
2	Details of Building Configuration																																										
Previous EC/Existing Building	Proposed Configuration			Reason for Modification/ Change: n.a. NA																																							
	Building	Configuration	Height (m)																																								
	Tower 1	B5+B4+B3 + B2 + B1 + GR +Mz+1 st Floor (Pk)+2 nd (Pk)+3 rd (Pk)+(4 th and 5 th Food Court and Training Room)+ 22 Floors	125.25																																								
	Tower 2	B5+B4+B3 + B2 + B1 + GR +Mz+1 st Floor (Pk)+2 nd (Pk)+3 rd (Pk)+(4 th and 5 th Food Court and Training Room)+ 22 Floors	125.25																																								
	Tower 3	B5+B4+B3 + B2 + B1 + GR +Mz+1 st Floor (Pk)+2 nd (Pk)+3 rd (Pk)+(4 th and 5 th Food Court and Training Room)+ 22 Floors	125.25																																								
1 Visitor Centre	Ground Floor	8.40																																									
2	Total number of tenements	22 office floors each Tower (Expected users: 43,945 Nos.) Visitors: : 3,070 Nos.																																									
2	Water Budget	<table border="1"> <thead> <tr> <th colspan="2">Dry Season (CMD)</th> <th colspan="2">Wet Season (CMD)</th> </tr> </thead> <tbody> <tr> <td>Fresh water</td> <td>1113</td> <td>Fresh water</td> <td>1113</td> </tr> <tr> <td>Flushing</td> <td>840</td> <td>Flushing</td> <td>840</td> </tr> <tr> <td>Gardening</td> <td>90</td> <td>Gardening</td> <td>30</td> </tr> <tr> <td>Swimming pool</td> <td>0</td> <td>Swimming pool</td> <td>0</td> </tr> <tr> <td>HVAC</td> <td>890</td> <td>HVAC</td> <td>890</td> </tr> <tr> <td>Total</td> <td>2933</td> <td>Total</td> <td>2873</td> </tr> <tr> <td>Waste Water Generation</td> <td>1763</td> <td>Waste Water Generation</td> <td>1763</td> </tr> <tr> <td>Treated Sewage</td> <td>1675</td> <td>Treated Sewage</td> <td>1675</td> </tr> <tr> <td>Total Utilized</td> <td>1675</td> <td>Total Utilized</td> <td>1675</td> </tr> </tbody> </table>		Dry Season (CMD)		Wet Season (CMD)		Fresh water	1113	Fresh water	1113	Flushing	840	Flushing	840	Gardening	90	Gardening	30	Swimming pool	0	Swimming pool	0	HVAC	890	HVAC	890	Total	2933	Total	2873	Waste Water Generation	1763	Waste Water Generation	1763	Treated Sewage	1675	Treated Sewage	1675	Total Utilized	1675	Total Utilized	1675
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2	Water Storage Capacity for Firefighting / UGT (m ³)	Fire Fighting : 1400 m ³ , UGT for Domestic : 835 m ³ UGT for Raw : 835 m ³ , UGT for Flushing + Landscape : 1312 m ³																																									
2	Source of water	Pune Municipal Corporation																																									

2	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre-Monsoon: 20.0 Mtr. to 22.0 Mtr. BGL Post Monsoon: 18.0 Mtr. to 20.0 Mtr. BGL		
		Size and no of RWH tank(s) and Quantity:	Total 32 no. Pits provided 176 m ³ Each		
		Quantity and size of recharge pits	Surface	10	9 m ³ Each
			Roof top	22	
Details of UGT tanks if any		As above			
2	Sewage and Wastewater	Sewage generation (CMD)	1763 CMD		
		STP technology	MBR		
		Capacity of STP (CMD)	1940 CMD		
		STP Area	1500 Sq.m.		
2	Solid Waste Management During Construction Phase	Type	Quantity	Treatment /disposal	
		Dry waste	53 Kg/day	Through Authorized vendor-Swach	
		Wet waste	23 Kg/day	Through Authorized vendor-Swach	
		Construction waste	427703 m ³	Will be used in other construction sites.	
2	Type	Quantity	Treatment /disposal		
	Dry waste	6238 Kg/day	Through Authorized vendor - Swach		
	Wet waste	2673 Kg/day	OWC 900 x 3 = 2700 Kg/day Proposed		
	Hazardous waste	NA	NA		
	Biomedical waste	NA	NA		
	E-Waste	10745Kg/A	Through Authorised vendor		
	STP Sludge (Dry)	1146.2 kg/day	Use as manure for Landscape		
	Capital (Lacs Rs.)	24			
	O and M (Lacs /Y)	0.50			
Solid Waste Management During Operation Phase:					
2	Total RG area (m ²)	Total RG area (m ²) 10%	5797.39 m ²		
		Existing trees on plot	776		
		Number of trees to be cut/ Transplant	326		
		Retained	119		
		Number of trees to be planted Required	675 Nos.		
		Proposed	556 Nos		
3	Power requirement	Source of power supply	MSEDCL		
		During Construction Phase (Demand Load)	500 KW (approx.)		
		During Operation phase (Connected load)	45,442 KW		
		During Operation phase (Demand load)	18,254 KW		
		Transformer	2000 x 18 KVA		
		DG set	2000 x 18 KVA		
		Fuel used	HSD		
		Capital (Lacs Rs.) for DG	36,15,92,100		
		OandM (Lacs Rs./Y) for DG	40,00,000		
		Capital (Lacs Rs.) for Transformer	12,15,00,000		
OandM (Lacs Rs./Y) for Transformer	12,50,000				

3	<p>Details of Energy savings</p> <p>Auto Timer control for external and Common lighting. Use of CFL / LED lamps in all public/ common areas. Electronic V3F Drives for Elevators. Solar PV Panel power for common area lighting. Total Energy Saving – 11.38 %</p>																																																								
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3. Proposal was considered by SEIAA in its 294th (Day-1) meeting held on 28th May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:**A. SEAC Conditions-**

1. PP to submit report / remarks of Central Water and Power Research Station (CWPRS) in view of excavation for five number of basements on project site which is in the vicinity of Mula River.
2. PP to submit drainage NoC.
3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
4. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
5. PP to prepare and implement plan to make proposed project a plastic free zone.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
7. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 5797.39 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA decided to grant EC for- FSI-3,47,700.51 m², Non FSI- 2,66,686.68 m², total BUA-6,14,387.19 m². (Plan approval No PMC-1117 dated 17.04.2024)

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

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

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

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

B) Operation phase:-

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


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

C) General EC Conditions:-

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

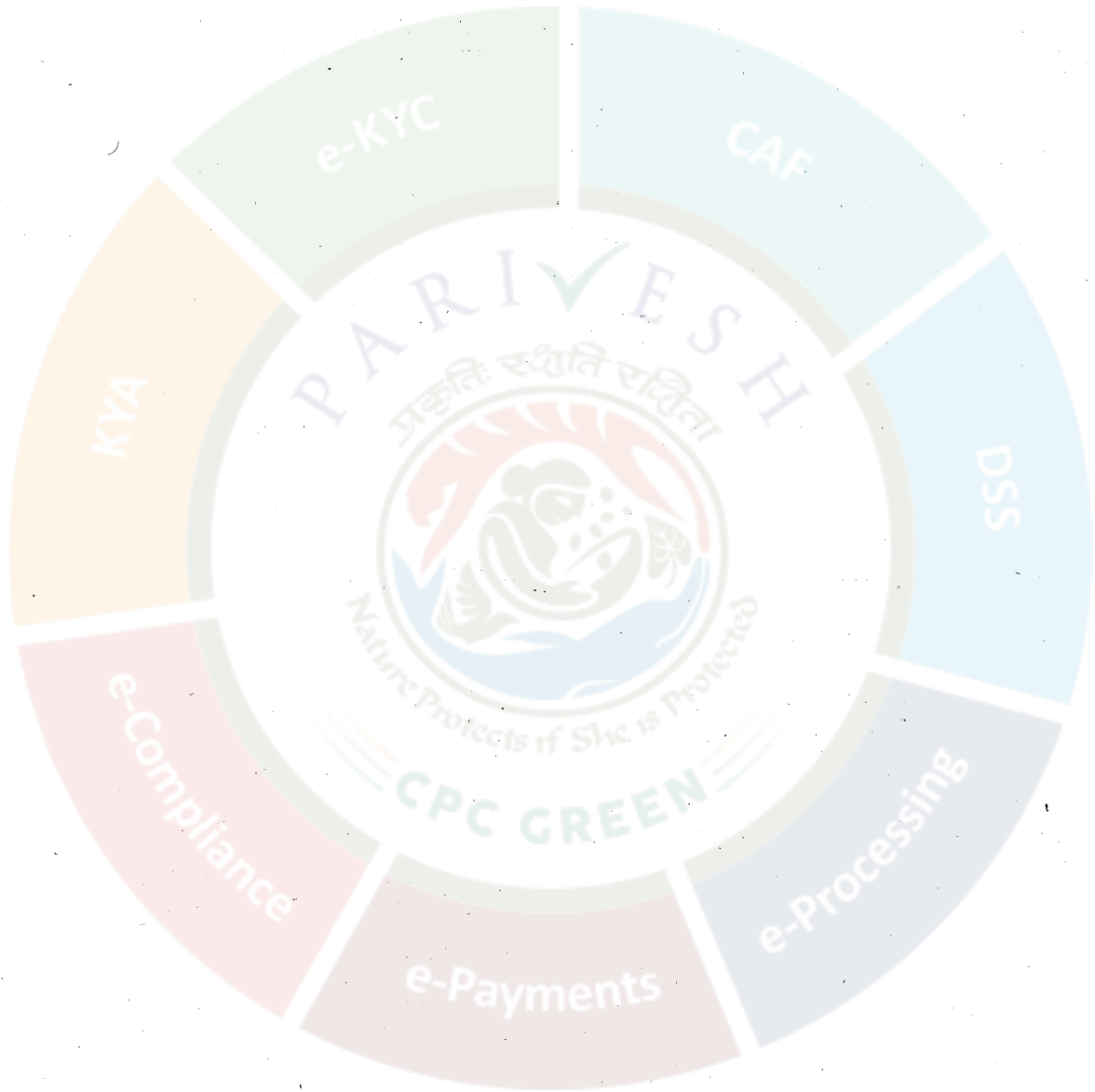
Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

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


 Jayashree Bhoj
 (Member Secretary, SEIAA)

Copy to:

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





भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (ii)

PART II—Section 3—Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 545]

नई दिल्ली, मंगलवार, मार्च 4, 2014/फाल्गुन 13, 1935

No. 545]

NEW DELHI, TUESDAY, MARCH 4, 2014/PHALGUNA 13, 1935

पर्यावरण और वन मंत्रालय

अधिसूचना

नई दिल्ली, 28 फरवरी, 2014

का.आ. 637(अ).—केन्द्रीय सरकार, पर्यावरण (संरक्षण) अधिनियम, 1986 (1986 का 29) की धारा 23 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए उक्त अधिनियम की धारा 5 के अधीन इसमें निहित शक्तियों को पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा 3 की उप-धारा (3) के अधीन केंद्रीय सरकार द्वारा गठित किए गए सभी राज्य और संघराज्यक्षेत्र पर्यावरण समाघात प्राधिकरणों (जिन्हें इसमें इसके पश्चात् उक्त प्राधिकरण कहा गया है) को उक्त प्राधिकरणों द्वारा अपनी अधिकारिता के भीतर परियोजनाओं या क्रिया कलाओं को जारी पर्यावरण अनापत्तियों की शर्तों के अतिक्रमण की दशा में परियोजना प्रस्तावकों को कारण बताओ नोटिस जारी करने तथा इस शर्त के अधीन कि केंद्रीय सरकार शक्तियों के ऐसे प्रत्यायोजन का प्रतिसंहरण कर सकेगी या उक्त अधिनियम की धारा 5 के उपबंधों को स्वयं अवलंब ले सकेगी, यदि केंद्रीय सरकार की राय में लोक हित में ऐसी कार्यवाही आवश्यक है, यदि अपेक्षित हो तो अतिक्रमणों के लिए उक्त परियोजना प्रस्तावकों को ऐसी पर्यावरण अनापत्तियों को उन्हें प्रास्थगित रखने या वापस लिए जाने हेतु निदेश जारी करने की शक्तियों का प्रत्यायोजन करती है।

[सं. जे-11013/2/2013-आई ए (आई)]

अजय त्यागी, संयुक्त सचिव

MINISTRY OF ENVIRONMENT AND FORESTS

NOTIFICATION

New Delhi, the 28th February, 2014

S.O. 637(E).—In exercise of the powers conferred by section 23 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby delegates the powers vested in it under section 5 of the said Act to all the State and Union Territory Environment Impact Assessment Authorities (Hereinafter referred to as the said Authorities) constituted by the Central Government under sub-section (3) of section 3 of Environment (Protection) Act, 1986, to issue show cause notice to project proponents in case of violation of the conditions of the environment clearances issued by the said Authorities to projects or activities within their jurisdiction and to issue directions to the said project proponents for keeping such environment clearances in abeyance or withdrawing them, if required, for violations, subject to the condition that the Central Government may revoke such delegations of powers or may itself invoke the provisions of section 5 of the said Act, if in the opinion of the Central Government such a Course of action is necessary in the public interest.

[No. J-11013/2/2013-IA. (I)]

AJAY TYAGI, Jt. Secy.

अधिसूचना

नई दिल्ली, 28 फरवरी, 2014

का.आ. 638(अ).—केन्द्रीय सरकार, पर्यावरण (संरक्षण) अधिनियम, 1986 (1986 का 29) की धारा 19 के खण्ड (क) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए उक्त की धारा के प्रयोजन के लिए इससे उपाबद्ध उस सारणी के स्तंभ (3) में उनमें से प्रत्येक के सामने उल्लिखित अधिकारिता के साथ उस सारणी के स्तंभ (2) में उल्लिखित प्राधिकरण या अधिकारी को प्रातिकृत करती है:

सारणी

क्रम संख्यांक	प्राधिकरण/अधिकारी	अधिकारिता
(1)	(2)	(3)
1.	पर्यावरण (संरक्षण) अधिनियम, 1986 की धारा 3 की उपधारा (3) के अधीन केन्द्रीय सरकार द्वारा गठित राज्य या संघ राज्यक्षेत्र स्तर पर्यावरण समाघात प्राधिकरण (एस.ई.आई.ए.ए.)	संपूर्ण राज्य या संघ राज्यक्षेत्र
2.	पर्यावरण और वन मंत्रालय (एम.ओ.ई.एफ.) के किन्हीं प्रादेशिक कार्यालयों में तैनात कोई निदेशक, वन संरक्षक या अपर प्रधान मुख्य वन संरक्षक	पर्यावरण और वन मंत्रालय द्वारा यथा-विनिश्चित प्रादेशिक कार्यालय की अधिकारिता

[सं. जे-11013/2/2013-आई ए (आई)]

अजय त्यागी, संयुक्त सचिव

NOTIFICATION

New Delhi, the 28th February, 2014

S.O. 638(E).—In exercise of the powers conferred by clause (a) of section 19 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby authorises the Authority or officer mentioned in column (2) of the Table hereto for the purpose of the said section with the jurisdiction mentioned against each of them in column (3) of that Table:

TABLE

S. No.	Authority/Officer	Jurisdiction
(1)	(2)	(3)
1.	State or Union Territory level Environment Impact Assessment Authority (SEIAA) constituted by the Central Government under sub-section (3) of section 3 of the Environment (Protection) Act, 1986.	Whole of State or Union Territory
2.	Any Director, Conservator of Forests or Additional Principal Chief Conservator of Forests Posted in any of the Regional Offices of the Ministry of Environment and Forests (MoEF).	Jurisdiction of the Regional Office as decided by the Ministry of Environment and Forests

[No. J-11013/2/2013-IA. (I)]

AJAY TYAGI, Jt. Secy.