

**BEFORE THE NATIONAL GREEN TRIBUNAL**

**WESTERN ZONE BENCH, PUNE**

**APPEAL NO.600 OF 2025 (WZ)**

**I.A. 831 OF 2025 (WZ)**

**IN THE MATTER OF:**

Narendra Suresh Gadade

...Applicant

Vs.

Union of India & 11 Ors.

...Respondent(s)

**INDEX**

<b>S.No</b>	<b>Particulars</b>	<b>Page No.</b>
1.	Counter Affidavit on behalf of Ministry of Environment, Forest and Climate Change.	1-8
2.	<b>Annexure-R1/1</b> A true copy of the Office Memorandum dated 29.03.2022 regarding permitted activities prior to grant of Environmental Clearance.	9-11
3.	<b>Annexure-R1/2</b> A true copy of the extract of Minutes of SEAC Maharashtra Meeting dated 25.07.2024	12-19
4.	<b>Annexure-R1/3</b> A true copy of the relevant extract of the minutes of meeting of SEIAA held on 12.09.2024.	20-21
5.	<b>Annexure-R1/4</b> A true copy of the relevant extract of the minutes of meeting of SEIAA held on 08.05.2025.	22-23
6.	<b>Annexure-R1/5</b> A true copy of the Environmental Clearance Letter dated 09.07.2025	24-35

**PLACE- Nagpur, Maharashtra**

**DATE- 19.01.2026**



**THROUGH**

**Shri Narender Pal Singh  
Advocate, MoEF&CC**

**BEFORE THE NATIONAL GREEN TRIBUNAL**

**WESTERN ZONE BENCH, PUNE**

**APPEAL NO. 600 OF 2025 (WZ)**

**I.A. 831 OF 2025 (WZ)**

**IN THE MATTER OF:**

Narendra Suresh Gadade

...Applicant

Vs.

Union of India & 11 Ors.

...Respondent(s)

**COUNTER AFFIDAVIT ON BEHALF OF THE MINISTRY OF  
ENVIRONMENT, FOREST AND CLIMATE CHANGE.**

**MOST RESPECTFULLY SHOWETH:**

I, Dr. Purushottam Sakhare, Shri Ramdas Sakhare, aged about 57 years, working as Scientist 'E' 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 am authorized to swear the present affidavit on behalf of the Ministry of Environment, Forest & Climate Change (MoEF&CC).
2. That, the applicant in the instant appeal has stated that protection of the environment is a constitutional mandate under Articles 48A and 51A(g), and that the EIA Notification, 2006 requires prior Environmental



Clearance for building projects exceeding 20,000 sq. m, leaving no legal scope for ex-post facto approvals. It is contended that permitting post-facto EC would render the EIA framework meaningless, as project proponents could complete construction, cause irreversible ecological harm, and seek approval later. The appeal challenges the ex-post facto EC dated 09.07.2025 granted to Respondent No. 10, M/s Grow India Realcon LLP, for its residential project at Village Maan, Pune, alleging unauthorised construction and violations reflected in records of Maha RERA, MPCB and SEIAA. The applicant relies on the Hon'ble Supreme Court's judgment dated 16.05.2025 in *Vanshakti vs Union of India*, wherein post-facto EC mechanisms were struck down and the Court held that knowingly bypassing prior EC requirements violates Articles 14 and 21 and must be dealt with strictly, as such conduct undermines environmental law and public interest.

**Applicable provisions of EIA Notifications, 2006**

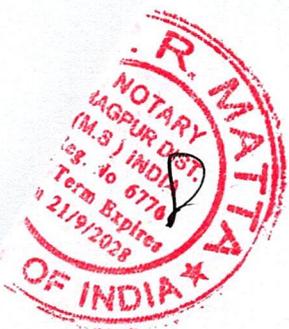
3. It is submitted that the answering respondent has issued Environmental Impact Assessment (EIA) Notification number S.O. 1533 E dated 14th September, 2006. The EIA Notification, 2006 as amended regulates developmental projects in respect of construction of new projects/activities/expansion or modernization of existing projects in



different parts of the country for grant of prior Environmental Clearance under sub section (3) of section 3 of the said Act, as per the procedure specified in the notification.

4. That, it is respectfully submitted that the EIA Notification, 2006 as amended covers 39 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, Environment 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. The entry 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 qualified as category ‘B’ projects under the EIA Notification, 2006 and requires appraisal by the State Level Expert Appraisal Committees (SEACs) and approved by the State Level Environment Impact Assessment Authorities (SEIAAs). Further, that 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 category 'B' project." It is most respectfully submitted that the requirement of taking Environment Clearance for any building construction project is governed by the aforesaid provisions, stated in paras above.

7. It is further submitted that the Respondent No.1 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- R1/1.

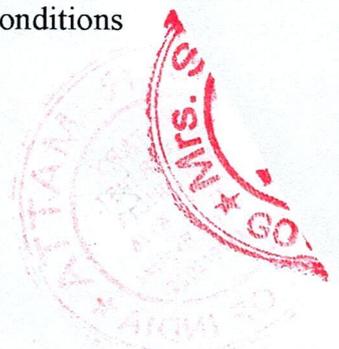
**Details regarding the project:**

8. It is respectfully submitted that the present matter pertains to the residential building construction project titled "*Welworth Purnam*"



located at Survey No. 282/2, Village Maan, Taluka Mulshi, District Pune, being developed by M/s Grow India Realcon LLP (Respondent No.10). The project is covered under Item 8(a) of the Schedule to the EIA Notification, 2006 (as amended), and therefore falls under Category-B2, requiring appraisal by the State Expert Appraisal Committee (SEAC), Maharashtra and approval by the State Environment Impact Assessment Authority (SEIAA), Maharashtra. The Project Proponent submitted its online application for Environmental Clearance on 16.05.2024 under Proposal No. SIA/MH/INFRA2/468974/2024.

9. It is submitted that the proposal was considered by State Level Expert Appraisal Committee (SEIAA), Maharashtra, in its 193rd SEAC-3 (Part-1) meeting held on 25.07.2024 to 26.07.2024. After detailed deliberations, the Committee recommended the proposal for grant of Environmental Clearance, subject to compliance with specific environmental safeguards. A true copy of the relevant extract of the minutes of meeting dated 25.07.2024 is annexed and marked as **Annexure-R1/2.**
10. It is submitted that the proposal was thereafter placed before SEIAA, Maharashtra in its 282<sup>nd</sup> Day (Part C) and reconsidered in the 292<sup>nd</sup> Day-2 (Part C). After detailed deliberations, SEIAA recommended the grant of Environmental Clearance subject to certain terms and conditions



mentioned therein. A true copy of the relevant extract of the minutes of meeting dated 12.09.2024 and 08.05.2025 is annexed and marked as **Annexure-R1/3 and Annexure-R1/4.**

11. It is humbly submitted that, pursuant to compliance with the aforementioned procedural requirements under the EIA Notification, 2006, SEIAA, Maharashtra issued the Environmental Clearance to Respondent No. 10 on 09.07.2025, bearing EC Identification No. EC24C3801MH5169667N.

A true copy of the Environmental Clearance letter dated 09.07.2025 is annexed and marked as **Annexure-R1/5.**

12. 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 dismiss the Appeal, or pass such other order(s) as may be deemed fit in the interest of justice, which the answering respondent shall duly comply with.

13. The answering Respondent craves liberty to file additional information, if any, till *pendente lite*.



**DEPONENT**

(Dr. P. R. Sakhere)

वैज्ञानिक 'B' / Scientist 'B'

पर्यावरण, वन एवं जलवायु परिवर्तन विभाग

Ministry of Environment, Forest & Climate Change

क्षेत्रीय कार्यालय, नागपुर-४४०००१

Regional Office, Nagpur-440001



VERIFICATION

Verified at Nagpur on this 19<sup>th</sup> day of January, 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 there from.

*Dr. P. R. Sekhara*

DEPONENT

(Dr. P. R. Sekhara)  
वैज्ञानिक 'ई' / Scientist 'E'  
पर्यावरण, वन एवं जलवायु परिवर्तन विभाग  
Ministry of Environment, Forest & Climate Change  
देशीय कार्यालय, नागपुर - 440001  
Regional Office, Nagpur-440001

NOTARIAL REG  
ENTRY No. 1710  
DATE 19/11/2026

MRS. S. R. MATTA  
NOTARY  
NAGPUR DIST.  
(M.S.) INDIA  
Reg. No 6776  
My Term Expires  
on 21/9/2028  
GOVT. OF INDIA

SWORN BEFORE ME ON THIS 19<sup>th</sup>  
DAY OF Jan 20 26 AT NAGPUR BY  
SHRI / SMT./ KU. Dr. Parvathottam Sekhara  
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY  
SHRI / SMT. ....  
ADVOCATE, NAGPUR.

NOTARY  
MRS. S. R. MATTA  
DIST.  
NAGPUR (M.S.)  
REGD. NO.  
6776  
GOVT. OF INDIA

*S. R. Matta*  
Mrs. S. R. MATTA  
ADVOCATE & NOTARY  
18-B, Clarke Town, Nagpur-44



(Dr. P. R. Sekhara)  
(Dr. P. R. Sekhara)  
वैज्ञानिक 'ई' / Scientist 'E'  
पर्यावरण, वन एवं जलवायु परिवर्तन विभाग  
Ministry of Environment, Forest & Climate Change  
देशीय कार्यालय, नागपुर - 440001  
Regional Office, Nagpur-440001

**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: 29<sup>th</sup> 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

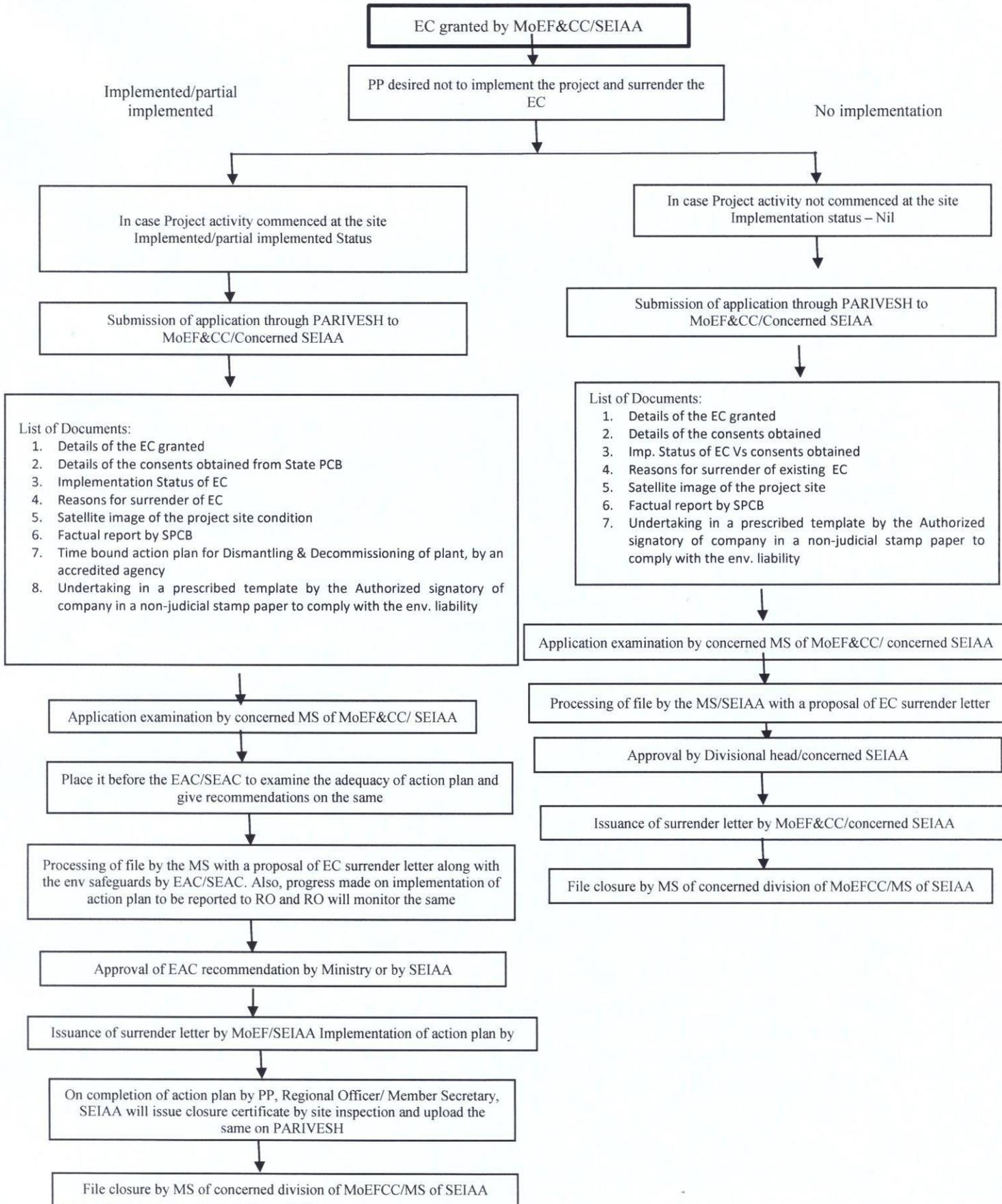
To

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.

**WORK FLOW FOR THE PROPOSALS INVOLVING SURRENDER OF EC UNDER EIA, 2006**  
**(Annexure to the OM No. IA3-22/10/2022-IA.III [E 177258] dated 29.03.2022)**





**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
 (Issued by the State Level Expert Appraisal  
 Committee(SEAC),  
 MAHARASHTRA)



\*\*\*

**Minutes of Agenda for 193rd SEAC-3 [PART-1] meeting scheduled on 22nd, 23rd, 24th, 25th and 26th July, 2024 State Level Expert Appraisal Committee meeting held from 25/07/2024 to 26/07/2024** Date: 03/09/2024

**MoM ID:** EC/MOM/SEAC/889437/7/2024  
**Agenda ID:** EC/AGENDA/SEAC/889437/7/2024  
**Meeting Venue:** Environment and Climate Change Dept., Dalamal House, Nariman Point, Mumbai.  
**Meeting Mode:** Hybrid  
**Date & Time:**

25/07/2024	06:30 PM	08:30 PM
26/07/2024	10:30 AM	06:30 PM

### 1. Opening remarks

193rd SEAC-3 meeting was scheduled and held on 22nd-23rd-24th-25th-26th July, 2024. However, due to some technical constraints, the proposals were divided in 3 number of agendas and keyed in as below:  
 Agenda no: EC/AGENDA/SEAC/266391/7/2024 Dates indicated : 26/07/2024-26/07/2024 (total 06 proposals)  
 Agenda no: EC/AGENDA/SEAC/889437/7/2024 Dates indicated : 25/07/2024-26/07/2024 (total 50 proposals)  
 Agenda no: EC/AGENDA/SEAC/756688/7/2024 Dates indicated : 26/07/2024-26/07/2024 (total 04 proposals)

### 2. Confirmation of the minutes of previous meeting

N.A.

### 3. Details of proposals considered by the committee

Day 1 -25/07/2024

#### 3.1. Agenda Item No 1:

##### 3.1.1. Details of the proposal

Proposed Residential development project "Prism City-Blue" at S. no. 502/2(P), 503/1/2(P), 504/1(P), Charholi, Pune by Shri Vinayak Ganpat Kalje & Others , Shri Milind Vasant Kadam & Others , Shri Ramrao Kalje & Others through P.O.H. M/s. Swastik Buildtech through Its Partner Jagdish Gorani Urf Patel & Others by swastik buildtech located at PUNE, MAHARASHTRA

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

**During discussion following points emerged:**

1. The Committee observed that Item no. 6 of Common Application Form (CAF) indicates Additional Area Proposed as 33026.93 Ha which is incorrect. PP to submit corrected CAF.
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.
3. PP to submit details of offsite plantation.
4. PP to submit swept path analysis report and evacuation time calculations.
7. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

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

### 3.42.5. Recommendation of SEAC

Recommended

### 3.42.6. Details of Environment Conditions

#### 3.42.6.1. Specific

Specific	
1.	<ol style="list-style-type: none"> <li>1. The Committee observed that Item no. 6 of Common Application Form (CAF) indicates Additional Area Proposed as 33026.93 Ha which is incorrect. PP to submit corrected CAF.</li> <li>2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur.</li> <li>3. PP to submit details of offsite plantation.</li> <li>4. PP to submit swept path analysis report and evacuation time calculations.</li> <li>7. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</li> <li>9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li> </ol>

### 3.43. Agenda Item No 43:

#### 3.43.1. Details of the proposal

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

#### 3.43.2. Project Salient Features

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

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

**Brief information of the proposal is as below:**

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

	Previous E C / Existing Building N.A.	Proposed Configuration			r Modification / Change: N.A.
		Building Name	Configuration	Height (m)	
		Tower A	S + 21 floors	68.00	
		Club house	G+1	7.5	
22.	Total number of tenements	Residential: Flats - 249 nos.			
	Total number of users	Total users: 1245 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	112	Fresh Water	112
		Recycled water Flushing	56	Recycled water Flushing	56
		Recycled water Gardening	7	Recycled water Gardening	00
		Total Water Requirement	175	Total Water Requirement	168
		Wastewater generation	151	Wastewater generation	151
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 100 KLD OHWT Fire Tank- 25 KLD			
25.	Source of water	Maan Grampanchayat			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth: 4-5 m BGL Pre-Monsoon water depth: 11-12 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 4 nos. Surface Runoff pits - 2 Rooftop Runoff pits - 2 Dimension: Surface: 2.0 x 2.0 x 1.90 m Terrace: 2.0 x 1.5 x 2 m		
		Details of UGT tanks if any:	298 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:	151		
		STP technology:	MBBR		
		Capacity of STP (CMD):	160		

28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	7.5	Will be handed over to Authorized vendor
		Wet waste:	5	Will be handed over to Authorized vendor
		Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	249	Will be handed over to SWACH
		Wet waste:	374	Will be operated in OWC
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	3	Will be handed over to authorized vendor
		STP Sludge (dry)	3.7	Will be operated in OWC
30.	Green Belt Development	Required open space (m <sup>2</sup> ):	808 m <sup>2</sup>	
		Existing trees on plot:	66 nos.	
		Number of trees to be retained	51 nos.	
		Number of trees to be cut:	15 nos.	
		Number of trees required:	101 nos.	
		Number of trees proposed:	156 nos.	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	25 KW	
		DG set:	30 KVA	
		During Operation phase (Connected load):	1,658.52 KVA (1492.67 KW)	
		During Operation phase (Demand load):	699.06 KVA (629.16 KW)	
		Transformer:	1 x 630; 1 x 315 KVA	

		RWH	Recharge Pits	3,00,000	40,000
		Green belt development	Development & maintenance of green area	6,22,836	4,44,000
		Energy saving	1. For Solar PV Panel 2. For Solar Hot Water	37,71,342	1,36,805
		DG Set Installation		39,04,000	
		Environmental Monitoring	-		3,19,200
		Disaster Management	Lightening Arrester	1,04,100	20,820
		Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
35.	Traffic Management	4-Wheeler	131	267	3204
		2-Wheeler	261	261	522
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case, as informed by Project Proponent	

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

N/A
-----

### 3.43.4. Deliberations by the SEAC in current meetings

#### **Deliberations:**

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

PP informed that the project has received 4 sanctions:

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

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

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

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

**During discussion following points emerged:**

6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

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

### 3.43.5. Recommendation of SEAC

Recommended

### 3.43.6. Details of Environment Conditions

#### 3.43.6.1. Specific

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

### 3.44. Agenda Item No 44:

#### 3.44.1. Details of the proposal

"M-Soul Strings" Proposed Expansion of Residential & Commercial Development by M/s. Malpani Estates by M/S MALPANI ESTATES located at PUNE, MAHARASHTRA			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
<a href="#">SIA/MH/INFRA2/466499/2024</a>	SIA/MH/INFRA2/466499/2024	17/05/2024	Building / Construction (8(a))

#### 3.44.2. Project Salient Features

Representative of PP was present during the meeting along with environmental consultant M/s. Enviro Analysts and Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for prior environment clearance for proposed expansion project with total plot area of 20,840.90 m<sup>2</sup>, FSI area of 87,721.58 m<sup>2</sup>, Non FSI area of 56,846.58 m<sup>2</sup> and total BUA of 1,44,568.17 m<sup>2</sup>.

**Brief information of the proposal is as below:**

1	Proposal Number	SIA/MH/INFRA2/466499/2024
2	Name of Project	"M-Soul Strings"- Proposed Expansion of Residential cum Commercial Project by M/s. Malpani Estates.



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



\*\*\*

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

Date: 19/11/2024

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

12/09/2024	10:00 AM	03:00 PM
------------	----------	----------

**1. Opening remarks**

N/A
-----

**2. Confirmation of the minutes of previous meeting**

N/A
-----

**3. Details of proposals considered by the committee**

Day 1 -12/09/2024

**3.1. Agenda Item No 1:****3.1.1. Details of the proposal**

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

		DG set:	1 x 320 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	5% of Demand load			
33.	Environmental Management plan budget during Construction phase	Type	Details	Annual Cost (Rs.)	One Time Cost (Rs.)
		Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00
			Barricading	99,008.00	-
		Land	Cost of Topsoil Conservation, including removal of topsoil using Scrapper/ JCB and Storage in designated area	33,500.00	-
			Establishment of Labour Colony and Toilets & Sanitation	3,87,500.00	-
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health check up of labours	-	2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	58,500.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	3,00,000.00
		DG Set	Cost of Electricity Backup with DG sets	5,50,000.00	-
		Environmental	Environmental Office / Cell on Project Site	-	8,88,000.00
Environment Management	Environmental Monitoring	-	7,36,800.00		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Rs.)	O&M (Rs./Y)
		Sewage treatment	STP with MBR technology	43,65,000	10,80,000
		Solid Waste	OWC	13,50,000	2,84,400

Deferred.

### 3.5.4. Recommendation of SEIAA

Deferred for PP not attending the meeting

### 3.6. Agenda Item No 6:

#### 3.6.1. Details of the proposal

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

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

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

**Deliberations of SEAC 1 :**

**Deliberations:**

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

PP informed that the project has received 4 sanctions:

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

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

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

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

**During discussion following points emerged:**

6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

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

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



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



\*\*\*

**Minutes of Agenda of 292 Day - 2 (Part C) Meeting of SEIAA, held on 08th May, 2025**  
**25 State Environment Impact Assessment Authority meeting held from 08/05/2025 to 08/05/2025** Date: 10/06/2025

**MoM ID:** EC/MOM/SEIAA/767114/5/2025

**Agenda ID:** EC/AGENDA/SEIAA/767114/5/2025

**Meeting Venue:** Dalamal House, Nariman Point

**Meeting Mode:** Hybrid

**Date & Time:**

08/05/2025	10:00 AM	06:00 PM
------------	----------	----------

**1. Opening remarks**

N/A
-----

**2. Confirmation of the minutes of previous meeting**

N/A
-----

**3. Details of proposals considered by the committee**

**Day 1 -08/05/2025**

**3.1. Agenda Item No 1:**

**3.1.1. Details of the proposal**

Expansion of Proposed Residential Cum Commercial Project on Land bearing Gut No. 61/1/1, Gut No. 61/1/1,2, 3,4, 61/2/1,2,3 at Village Chitalsar Manpada, Taluka & District Thane by M/s Acme Housing India Pvt Ltd. (for merly known as M/s. Ascent Constructions Pvt. Ltd) by ACME HOUSING INDIA PRIVATE LIMITED located at THANE,MAHARASHTRA			
<b>Proposal For</b>		Fresh EC	
<b>Proposal No</b>	<b>File No</b>	<b>Submission Date</b>	<b>Activity (Schedule Item)</b>
SIA/MH/INFRA2/464608/2024	21-89/2024-IA.III	26/03/2024	Townships/ Area Development Projects / Rehabilitation Centres (8(b))

IA REALCON LLP located at PUNE, MAHARASHTRA			
Proposal For		Fresh EC	
Proposal No	File No	Submission Date	Activity (Schedule Item)
SIA/MH/INFRA2/468974/2024	SIA/MH/INFRA2/468974/2024	16/05/2024	Building / Construction (8(a))

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

<p><b>Date of SEAC 1 :</b>25/07/2024</p> <p><b>Deliberations of SEAC 1 :</b></p> <p><b><u>Deliberations:</u></b></p> <p>PP stated that, the application is for residential project located at S. no. 282/2, Maan, Pune with configuration as S + 21 floors and Club House.</p> <p>PP informed that the project has received 4 sanctions:</p> <ol style="list-style-type: none"> <li>1. BMU/CRNO.618/20-21 in the year 2021 for P + 9 floors</li> <li>2. BMU/CRNO.378/21-22 in the year 2021 for P + 10 floors</li> <li>3. BMU/CRNO.1174/21-22 in the year 2022 for P + 13 floors</li> <li>4. BMU/CRNO.2112/23-24 in the year 2024 for P + 21 floors</li> </ol> <p>PP further informed that the construction was initiated on site as per Sanction no. 1 (TBUA – 12,346.06 m<sup>2</sup>), Sanction no. 2 (TBUA – 13,763.33 m<sup>2</sup>) and Sanction no. 3 (TBUA – 17,236.69 m<sup>2</sup>) as the construction area was not exceeding of 20,000 sqm and hence did not fall under purview of EIA notification 2006. Transit Oriented Development (TOD) rules came into existence from 10.10.2022 and became applicable to the project site sine year 2024, hence the potential of the project is now exceeding TBUA of 20,000 sqm, and therefore the project attracts Environmental Clearance under the EIA Notification 2006.</p> <p>PP informed that Aviation NoC is not applicable for the project.</p> <p>The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) b2.</p> <p><b>During discussion following points emerged:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li> </ol> <p><b>Decision: - After deliberation, Committee decided to <b>recommend</b> the proposal for Environmental Clearance to SEIAA, subject to compliance of above points.</b></p>
---

<p><b>Date of SEIAA 2 :</b>12/09/2024</p> <p><b>Deliberations of SEIAA 2 :</b></p> <p><b><u>Deliberation in SEIAA-</u></b></p> <p>PP was absent for the meeting and deferred.</p> <p><b><u>SEIAA Decision-</u></b></p> <p>Deferred.</p>
---

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

<p><b><u>Deliberation in SEIAA-</u></b></p>
---



सत्यमेव जयते

474

ANNEXURE -R1/5

File No: SIA/MH/INFRA2/468974/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),  
MAHARASHTRA)

\*\*\*



Dated 09/07/2025



To,

Jaideep Modak  
GROW INDIA REALCON LLP  
Office no 102, 24 ICC Trade Tower, A-wing IST Floor, SB road, Pune , PUNE, PUNE,  
MAHARASHTRA, 411016  
welworthpurnam2024@gmail.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP submitted to Ministry vide proposal number SIA/MH/INFRA2/468974/2024 dated 16/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5169667N
(ii) File No.	SIA/MH/INFRA2/468974/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP
(viii) Name of Company/Organization	GROW INDIA REALCON LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 08/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-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 08/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Jaideep Modak under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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. This issues with the approval of the Competent Authority.

**Annexure 1****Specific EC Conditions for (Building / Construction)****1. Specific**

S. No	EC Conditions
1.1	6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/468974/2024  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Grow India Realcon LLP,  
S. no. 282/2, Maan, Pune.

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

Reference : Application no. SIA/MH/INFRA2/468974/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 193<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292<sup>nd</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8<sup>th</sup> May, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/468974/2024	
2.	Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP	
3.	Project category	8a B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Jaydeep Modak
		Regd. Office address	Office no 102, 24 ICC Trade Tower, A-wing IST floor, SB road, Pune
		Contact number	--
		e-mail	welworthpurnam2024@gmail.com
6.	Consultant	Vke: environmental	
7.	Applied for	New Environmental Clearance	
8.	Details of previous EC	NA	
9.	Location of the project	S. no. 282/2, Maan, Pune	
10.	Latitude and Longitude	Latitude: 18°35'36.85"N, Longitude: 73°42'10.00"E	
11.	Total Plot Area (m2)	8,080.00	
12.	Deductions (m2)	808.00	
13.	Net Plot area (m2)	7,272.00	
14.	Proposed FSI area (m2)	23,327.47	
15.	Proposed non-FSI area (m2)	3,299.87	
16.	Proposed TBUA (m2)	26,627.34	
17.	TBUA (m2) approved by Planning Authority till date	--	
18.	Ground coverage (m2) & %	1,116.29 m2 (15.3%)	
19.	Total Project Cost (Rs.)	99 Cr	
20.	CER as per MoEF & CC circular dated 01/05/2018	--	

21.	Details of Building Configuration:			Reason for Modification / Change: N.A.	
	Previous EC / Existing Building N.A.	Proposed Configuration			
		Building Name	Configuration		Height (m)
		Tower A	S + 21 floors		68.00
	Club house	G+1	7.5		
22.	Total number of tenements	Residential: Flats - 249 nos.			
	Total number of users	Total users: 1245 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	112	Fresh Water	112
		Recycled water Flushing	56	Recycled water Flushing	56
		Recycled water Gardening	7	Recycled water Gardening	00
		Total Water Requirement	175	Total Water Requirement	168
		Wastewater generation	151	Wastewater generation	151
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 100 KLD OHWT Fire Tank- 25 KLD			
25.	Source of water	Maan Grampanchayat			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth: 4-5 m BGL Pre-Monsoon water depth: 11-12 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 4 nos. Surface Runoff pits - 2 Rooftop Runoff pits - 2 Dimension: Surface: 2.0 x 2.0 x 1.90 m Terrace: 2.0 x 1.5 x 2 m		
		Details of UGT tanks if any:	298 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:	151		
		STP technology:	MBBR		
		Capacity of STP (CMD):	160		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	7.5	Will be handed over to Authorized vendor	
		Wet waste:	5	Will be handed over to Authorized vendor	
		Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.		
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	249	Will be handed over to SWACH	
		Wet waste:	374	Will be operated in OWC	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3	Will be handed over to authorized vendor	
STP Sludge (dry)	3.7	Will be operated in OWC			
30.	Green Belt Development	Required open space (m <sup>2</sup> ):	808 m <sup>2</sup>		
		Existing trees on plot:	66 nos.		
		Number of trees to be	51 nos.		

		retained			
		Number of trees to be cut:	15 nos.		
		Number of trees required:	101 nos.		
		Number of trees proposed:	156 nos.		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	25 KW		
		DG set:	30 KVA		
		During Operation phase (Connected load):	1,658.52 KVA (1492.67 KW)		
		During Operation phase (Demand load):	699.06 KVA (629.16 KW)		
		Transformer:	1 x 630; 1 x 315 KVA		
		DG set:	1 x 320 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	5% of Demand load			
33.	Environmental Management plan budget during Construction phase	Type	Details	Annual Cost (Rs.)	One Time Cost (Rs.)
		Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00
			Barricading	99,008.00	-
		Land	Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	33,500.00	-
			Establishment of Labour Colony and Toilets & Sanitation	3,87,500.00	-
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	-	2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	58,500.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	3,00,000.00
		DG Set	Cost of Electricity Backup with DG sets	5,50,000.00	-
		Environmental	Environmental Office / Cell on Project Site	-	8,88,000.00
Environment Management	Environmental Monitoring	-	7,36,800.00		

34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR technology	43,65,000	10,80,000
		Solid Waste	OWC	13,50,000	2,84,400
		RWH	Recharge Pits	3,00,000	40,000
		Green belt development	Development & maintenance of green area	6,22,836	4,44,000
		Energy saving	1. For Solar PV Panel 2. For Solar Hot Water	37,71,342	1,36,805
		DG Set Installation		39,04,000	
		Environmental Monitoring	-		3,19,200
		Disaster Management	Lightening Arrester	1,04,100	20,820
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
		4-Wheeler	131	267	3204
		2-Wheeler	261	261	522
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case, as informed by Project Proponent	

3. Proposal has been considered by SEIAA in its 292<sup>nd</sup> (Day-2) meeting held on 8<sup>th</sup> 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 obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to submit measure taken / proposed to maintain adequate light and ventilation in ducts.
4. PP to submit structural stability certificate.
5. PP to envisage provision of grass pavers in parking area.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.

7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 808 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for- FSI- 23,327.47 m<sup>2</sup>, Non FSI- 3,133.01 m<sup>2</sup>, total BUA 26,460.48 m<sup>2</sup>. (Plan approval No. BMU/CR/No/2112/23-24 dated 28.02.2024) (Restricted as per approval).

**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](http://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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> 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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

