

BEFORE THE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICATION NO. 152 of 2025 (WZ)

IN THE MATTER OF:

Kalpesh Chandrakant Yadav and Ors.

...Applicant

Vs.

Union of India & Ors.

...Respondent(s)

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PLACE: Nagpur, Maharashtra

DATE: 12.03.2026

THROUGH

Shri Om Shanker Shrivastava
Advocate, MoEF&CC

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

MOST RESPECTFULLY SHOWETH:

I, Dr. Purushottam Sakhare, S/o 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. It is respectfully submitted that the present Application has been filed alleging violations of environmental laws and illegal construction activities by the Project Proponent in relation to a residential building



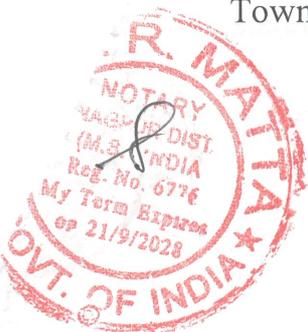
project titled "Sportsville" situated at Village Maan, Taluka Mulshi, District Pune, Maharashtra.

3. That, the Applicant has primarily raised issues relating to implementation, monitoring and enforcement of the conditions of Environmental Clearance and other statutory approvals, which fall within the jurisdiction of the State Environment Impact Assessment Authority (SEIAA), Maharashtra Pollution Control Board (MPCB) and the concerned local planning authorities.
4. 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.
5. 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.
6. 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.”

7. That the aforementioned entries under Item 8(a) and 8(b) are qualified 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 in accordance with the procedure prescribed under the EIA Notification, 2006. It is most respectfully submitted that the requirement of obtaining Environmental Clearance for any building construction and area development project is governed by the aforesaid provisions stated hereinabove.

8. 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- R1/1**).

9. It is respectfully submitted that the project in question is a residential building construction project titled "Sportsville", proposed at Survey No. 47/1/A, Village Maan, Taluka Mulshi, District Pune, Maharashtra, by M/s Yellowstone Skyscrapers LLP, and falls under Item 8(a) of the Schedule to the Environmental Impact Assessment Notification, 2006. It is pertinent to note that, the Environmental Clearance for the said project was granted by the State Environment Impact Assessment Authority (SEIAA), Maharashtra, vide Environmental Clearance dated 30.08.2022, for a total built-up area of 54,919.87 square metres, subject to the terms and conditions stipulated therein. (A true copy of the Environmental Clearance dated 30.08.2022 issued by SEIAA, Maharashtra is annexed herewith and marked as **ANNEXURE-R1/2**).



10. It is humbly submitted that the Environmental Clearance dated 30.08.2022, inter alia, stipulates that the Project Proponent shall carry out construction strictly in accordance with the approved layout plan, built-up area, number of floors and other parameters considered at the time of appraisal, and that no expansion, modification or deviation shall be undertaken without obtaining prior approval of the competent authority.
11. It is respectfully submitted that subsequent to the grant of Environmental Clearance dated 30.08.2022 by SEIAA, Maharashtra, the Project Proponent submitted an application for expansion/amendment of Environmental Clearance on the PARIVESH portal on 23.04.2024 before the Ministry of Environment, Forest and Climate Change, owing to the non-availability of the State Environment Impact Assessment Authority, Maharashtra at the relevant time.
12. That the said proposal was taken up for preliminary scrutiny on the PARIVESH portal and, during such scrutiny, Essential Details Sought (EDS) were raised by the competent authority on 04.04.2024, seeking certain clarifications and documents, including the status of the Certified Compliance Report.



13. It is respectfully submitted that the Project Proponent submitted a reply to the EDS on 23.04.2024, wherein it was, inter alia, informed that the Certified Compliance Report was under process and that the proposal was not under active consideration of SEIAA at that stage, in view of the prevailing procedural status of the State authority.

14. It is further respectfully submitted that thereafter, upon further scrutiny of the proposal, another set of Essential Details Sought (EDS) was raised by the competent authority on 15.05.2024, requiring additional information/clarifications from the Project Proponent. It is pertinent to note that, as on date, the Project Proponent has not submitted a reply to the EDS dated 15.05.2024, and consequently, the proposal did not proceed further for appraisal.

15. It is respectfully submitted that, in view of the non-submission of the reply to the EDS dated 15.05.2024, the proposal is presently reflected as "Delisted" on the PARIVESH portal, and no amended or revised Environmental Clearance has been granted to the Project Proponent.

16. It is submitted that the delisting of the proposal signifies that the Project Proponent continues to be governed strictly by the terms and conditions of the existing Environmental Clearance dated 30.08.2022, and that the submission of an application for expansion, by itself, does



not confer any right to undertake construction beyond the scope of the said Environmental Clearance.

17. It is further submitted that SEIAA, Maharashtra was subsequently constituted on 10.06.2024 and remains valid till 09.06.2027. (A true copy of the constitution of the SEIAA, Maharashtra, Notification S.O. 2222(E) dated 10.06.2024 is annexed herewith and marked as **ANNEXURE-R1/3.**)

18. 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 other order(s) as may be deemed fit in the interest of justice, which the answering respondent shall duly comply with.

19. The answering Respondent craves liberty to file additional information, if any, till *pendentelite*.



DEPONENT
(Dr. P. R. Sakhare)
वैज्ञानिक 'ई' / Scientist 'E'
पर्यावरण, वन एवं जलवायु परिवर्तन विभाग
Ministry of Environment, Forest & Climate Change
क्षेत्रीय कार्यालय, नागपूर - ४४४००९
Regional Office, Nagpur-440009



VERIFICATION

Verified at Nagpur on this 12th 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 there from.

DEPONENT

(डॉ. पी. आर. साखरे)
(Dr. P. R. Sakhare)
वैज्ञानिक 'ई' / Scientist 'E'
पर्यावरण, वन एवं जलवायु परिवर्तन विभाग
Ministry of Environment, Forest & Climate Change
राज्य कार्यालय, नागपुर - 440005
National Office, Nagpur-440005

NOTARIAL REG
ENTRY NO. 7589
DATE 12/3/2026

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 12th
DAY OF March 20, 2026 AT NAGPUR BY
SHRI / SMT. / KU. Dr. P. R. Sakhare
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
BHRI / SMT. _____
ADVOCATE, NAGPUR.

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

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

NOTARIAL GOVT. OF INDIA FIVE RUPEES
NOTARIAL GOVT. OF INDIA FIVE RUPEES

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

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.

ENVIRONMENTAL
CLEARANCE

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

To,

The Partner

GALINA CONSULTANCY SERVICES PVT.LTD. THROUGH P.A.H.
VISHWANATH P.K.Shapoorji Pallonji Center, 41/44, Minoo Desai marg, Colaba, Mumabi -
400005

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/163630/2020 dated 22 Jul 2020. The particulars of the environmental clearance granted to the project are as below.

| | |
|--|---|
| 1. EC Identification No. | EC22B038MH191523 |
| 2. File No. | SIA/MH/MIS/163630/2020 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential project at S. no. 47/1/A Maan, Tal- Mulashi, Dist Pune, by Galina Consultancy Services Pvt.Ltd. through P.A.H. Vishwanath P.K. |
| 7. Name of Company/Organization | GALINA CONSULTANCY SERVICES PVT.LTD. THROUGH P.A.H. VISHWANATH P.K. |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 30/08/2022

(e-signed)
Manisha Patankar Mhaikar
Member Secretary
SEIAA - (Maharashtra)

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

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PARIVESH

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



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/163630/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Galina Consultancy Services Pvt. Ltd.,
(through P.A.H. Vishwanath P.K.),
S. no.47/1/A Maan, Tal-Mulashi, Dist Pune

Subject : Environment Clearance for Proposed Residential project at S. no.47/1/A
Maan, Tal-Mulashi, Dist Pune by M/s.Galina Consultancy Services Pvt.
Ltd. through P.A.H. Vishwanath P.K.

Reference : Application no. SIA/MH/MIS/163630/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 117th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 248th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

| | | |
|----------------------------|---|--|
| Proposal Number | SIA/MH/MIS/163630/2020 | |
| Name of Project | Proposed Residential project at S. no. 47/1/A Maan, Tal-Mulashi, Dist Pune, by Yellowstone Skyscrapers LLP. through Vineet Goyal Earlier Known by Galina Consultancy S ervices Pvt. Ltd. through P.A.H Vishwanath P.K.) | |
| Project category | 8(a) Building & construction projects. | |
| Type of Institution | Private | |
| Project Proponent | Name | Mr. Vineet Goyal |
| | Regd. Office address | A-102, ICC trade tower, S.B. road, Pune - 16 |
| Consultant | VK:e Environmental LLP Pune. | |
| Applied for | New Project | |
| Details of previous EC | NA | |
| Location of the project | S. no. 47/1/A, Maan, Tal- Mulashi, Dist-Pune. | |
| Latitude and Longitude | 18°34'26.17"N | |
| | 73°43'23.69"E | |
| Total Plot Area (m2) | 21,033.77 | |
| Deductions (m2) | 6,892.09 | |
| Net Plot area (m2) | 16,027.24 | |
| Proposed FSI area (m2) | 31,586.12 | |
| Proposed non-FSI area (m2) | 23,333.75 | |
| Proposed TBUA (m2) | 54,919.87 | |

| | | | | | | |
|---|--|--|---|----------------------------------|------------|-------------|
| TBUA (m2) approved by Planning Authority till date | Under process | | | | | |
| Ground coverage (m2) & % | 5109.36 & 31.87% | | | | | |
| Total Project Cost (Rs.) | Rs. 115,00,00,000/- | | | | | |
| CER as per MoEF & CC circular dated 01/05/2018 | Activity | Location | Cost (Rs.) | Duration | | |
| | Tree Plantation | Hinjawadi Maan Road | 32,50,000 | 3 years | | |
| | Solar Street Lights | Hinjawadi Maan Road | 40,00,000 | 1 year | | |
| | Provide Electric Cremation Machine | Bhoirwadi | 100,00,000 | 1 year | | |
| Details of Building Configuration: | | | | Reason for Modification / Change | | |
| Previous EC / Existing Building | | Proposed Configuration | | | | |
| Building Name | Configuration | Height (m) | Building Name | Configuration | Height (m) | New Project |
| New Project | | | Tower A | B+Stilt+ 14 floors | 45 | |
| | | | Tower B | B+Stilt+ 21 floors | 66 | |
| | | | Tower C | B+Stilt+ 21 floors | 66 | |
| | | | Tower D | Stilt + 21 floors | 66 | |
| | | | MHADA | Stilt + 9 floors | 27 | |
| Total number of tenements | | No. of Residential Flats: 593 No. of MHADA Flats: 53 Total : 646 flats | | | | |
| Total number of populations | | 3230 | | | | |
| Water Budget | Dry Season (CMD) | | Wet Season (CMD) | | | |
| | Fresh Water | 291 | Fresh Water | 291 | | |
| | Reecycled (landscape) | 31 | Reecycled(landscape) | 00 | | |
| | Swimming Pool | 00 | Swimming Pool | 00 | | |
| | Flushing | 146 | Flushing | 146 | | |
| | Total | 468 | Total | 437 | | |
| | Wastewater Generation | 394 | Wastewater generation | 394 | | |
| Water Storage Capacity for Firefighting / UGT (CMD) | UGT for Firefighting- 400 KLD | | | | | |
| Source of water | Maan Grampanchayat | | | | | |
| Rainwater Harvesting (RWH) | Level of the Ground water table: | | Pre-Monsoon: 18 m Post Monsoon: 15 m | | | |
| | Size and no of RWH tank(s) and Quantity: | | NA | | | |

| | | | |
|--|--|--------------------------------------|---|
| | Quantity and size of recharge pits: | 5 nos. 2.0m x 2.0m x 2.0 m | |
| | Details of UGT tanks if any: | NA | |
| Sewage and Wastewater | Sewage generation in CMD: | 394 KLD | |
| | STP technology: | MBBR | |
| | Capacity of STP (CMD): | 2 STPs 370 KLD & 35 KLD | |
| Solid Waste Management during Construction Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | Dry waste: | 8 kg/day | The maximum construction waste will be used within the site for Leveling purposes and base course preparation of internal approach roads. |
| | Wet waste: | 12 kg/day | |
| | Construction waste | 20 kg/day | |
| Solid Waste Management during Operation Phase | Type | Quantity (kg/d) | Treatment / disposal |
| | Dry waste: | 664 kg/day | Handed over to authorized recycle for further handling & disposal purpose |
| | Wet waste: | 969 kg/day | Wet waste will be treated in on-site Organic waste Converter machine. |
| | Hazardous waste: | NA | NA |
| | Biomedical waste | NA | NA |
| | E-Waste | 4.4 kg/day | Handed over to authorized recycle for further handling & disposal purpose |
| | STP Sludge (dry) | 28 kg/day | Will be used as manure |
| Green Belt Development | Total RG area (m ²): | 1885.56 | |
| | Existing trees on plot: | 00 | |
| | Number of trees to be planted: | 240 | |
| | Number of trees to be cut: | 00 | |
| | Number of trees to be transplanted: | 00 | |
| Power requirement: | Source of power supply: | MSEDCL | |
| | During Construction Phase (Demand Load): | 100 kW, 125 kVA DG Set will be used. | |
| | During Operation phase (Connected load): | 3047.03 kW | |
| | During Operation phase (Demand load): | 1645.59 kW | |
| | Transformer: | 2 X 1000 KVA & 1X 200 KVA | |
| | DG set: | 2 X 320 KVA & 1 X 62.5 KVA | |
| | Fuel used: | HSD | |
| Details of Energy saving | Generally, we have proposed high efficiency transformer, motors etc. to reduce losses. External Lighting with Astronomical Timers. Basement Lighting with Sensors. | | |

| | | | | | |
|--|--|---|-----------------|-----------------------|--------------|
| | Solar water heaters and solar PV panels 3 % Saving. | | | | |
| Environmental Management plan budget during Construction phase | Type | Details | | Cost per year (Rs) | |
| | 1 | Air Environment-Erosion control – dust Suppression measures, barricading and topsoil preservation | | 13,64,735/- | |
| | 2 | Land- Labour Camp toilets & sanitation | | 9,60,000/- | |
| | 3 | Health and Safety -Labour Safety Equipment's and training | | 8,00,000/- | |
| | 4 | Health facility- Disinfection and Health Check-ups | | 1,26,000/- | |
| | 5 | Environment Management- Environment management cell | | 1,75,000/- | |
| | 6 | Environment Management-Environmental Monitoring | | 3,26,000/- | |
| | 7 | CER Cost | | 1,75,25,000 /- | |
| Environmental Management plan Budget during Operation phase | Component | Details | | Capital (Rs) | O&M (Rs. /Y) |
| | Sewage treatment | 2 no. of STP | | 92,70,000/- | 29,24,000 |
| | RWH | Recharge pits | | 5,90,000/- | 60,000/- |
| | Solid Waste | Organic waste convertor | | 20,75,000/- | 4,65,510/- |
| | Green belt development | Landscape operation and maintenance | | 11,53,822/- | 92,305/- |
| | Energy saving | Solar PV Panels | | 21,50,000/- | 48,000/- |
| | Environmental Monitoring | Environmental Monitoring | | -- | 1,85,000 |
| | Disaster Management | Lightning Arrestor | | 5,00,000 | -- |
| Traffic Management | Type | Required as per DCR | Actual Provided | Area per parking (m2) | |
| | 4-Wheeler | 171 | 171 | 12.5 | |
| | 2-Wheeler | 1089 | 1089 | 2 | |
| | Cycle | 1089 | 1089 | 0.6 | |

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 248th (Day-2) meeting 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. As proposed, PP to ensure STP should be open to sky.
2. PP to submit the site photographs.
3. PP to submit the current air quality report.
4. PP to submit the photographs of existing sewer line & storm water drain. And also submit the distance from the plot under consideration.
5. PP to explore the possibility to provide additional entry & exit to Tower A-D

6. PP to submit the traffic analysis report.
7. PP to submit the approval letter of assured water supply to the project. PP to also submit the undertaking regarding there will be no occupancy till assured water supply to the project provided.

B. SEIAA Conditions-

1. This EC is restricted for full height, building no B for 48.15 m height, building no C & D up to 51.55 m height only as per CFO NOC dated 25.03.2021.
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 – 31,586.12 m², Non FSI- 23,333.75 m², Total BUA- 54,919.87 m². (Plan approval No Outward/No/532 dated 21.06.2021).

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. 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.
 - XVII. 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.
 - XVIII. 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.
 - XIX. 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.
 - XX. 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. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.
- XIV. 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.


Manisha Patankar-Mhaikar
(Member Secretary, SEIAA) 23/8/2022

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.

MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE

NOTIFICATION

New Delhi, the 10th June, 2024

S.O. 2222(E).—In exercise of the powers conferred by sub-section (3) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986) and in pursuance of the notification of the Government of India in the *erstwhile* Ministry of Environment and Forests, number S.O. 1533(E), dated the 14th September, 2006 (hereinafter referred to as the said notification), the Central Government hereby constitutes the State Level Environment Impact Assessment Authority for the state of Maharashtra (hereinafter referred to as the Authority) comprising of the following persons, namely: -

- | | |
|--|---------------------|
| (i) Shri Deepak Govindrao Mhaisekar Flat No.1204, Building No.98 Sector R-8, Gateway Towers, Amanora Park Town, Hadaspar, Pune-411028 | -Chairman; |
| (ii) Shri Sudhakar Baburao Nangnure Chairman State Level Monitoring Committee Mahabaleshwar Panchagani, Eco Sensitive Region Member, Mumbai Heritage Conservation Committee I-703, Raturang Phase-2, Aranyeshwar Road, Opposite Dhone Suzuki, Pune-411009 | -Member; |
| (iii) Principal Secretary, Environment and Climate Change Department, Government of Maharashtra | -Member -Secretary. |

2. The Chairman and Members of the Authority shall hold office for a period of three years from the date of publication of this notification in the Official Gazette.

3. The Authority shall exercise such powers and follow such procedures as specified in the said notification.

4. The Authority shall take its decision on the recommendations of the State Level Expert Appraisal Committee constituted under paragraphs 6, 7 and 8 for the State of Maharashtra.

5. All decisions of the Authority shall be taken in a meeting and shall ordinarily be unanimous:

Provided that, in case a decision is taken by majority, the details of views, for and against it, shall be clearly recorded in the minutes and a copy thereof shall be sent to the Central Government.

6. The Central Government in consultation with the State Government of Maharashtra, for the purpose of assisting the Authority, hereby constitutes the First State Expert Appraisal Committee for all the projects related to Industries, Mining and Irrigation in the State of Maharashtra (hereinafter referred to as the first SEAC, Maharashtra) comprising of the following persons, namely:-

- | | |
|--|------------|
| (i) Shri Kamlakar B. Phand 1701, Harsiddhi Heights, Near Worli Koliwada, Mumbai-400030 | -Chairman; |
| (ii) Shri Kanhaiya Madhukar Shah 6 Laxmi Prasad Apartment, 273, Navi Peth, Pune 411030 | -Member; |
| (iii) Prof. S.N. Patil Working Professor at North Maharashtra University, Jalgaon Department of Applied Geology, School of Environmental and Earth Sciences, Kavayitri Bahinabi Chaudhari North Maharashtra University P.O. Box No.80 Umavi Nagar, Jalgaon-425001 (M.S.) India | -Member; |
| (iv) Prof. R G Chillawar Working Professor at Yashwant College, Nanded Asst. Professor, Department of Botany, Yeshwant Mahavidalaya VIP Road, Baba –Nagar Nanded (M,S) India 431602 | -Member; |
| (v) Shri Moqtik A Bawase Chemical Engineer Automotive Research | -Member; |

Association of India, Pune
 General Manager
 Environment Research Lab (ERL)
 The Automotive Research Association of India
 (ARAI), Survey No-102, Vetal Hill, Off Paud Road,
 Kothrud, Pune-411038

- (vi) Deputy Secretary or Scientist –I and above, -Member-
 Environment and Climate Change Department, Secretary.
 Government of Maharashtra

7. The Central Government in consultation with the State Government of Maharashtra, for the purpose of assisting the Authority, hereby constitutes the Second State Expert Appraisal Committee for Mumbai Metropolitan Region and Konkan Region in the State of Maharashtra (hereinafter referred to as second SEAC, Maharashtra) comprising of the following persons, namely: —

- (i) Shri Sudhir Manikrao Khanapure -Chairman;
 Runwal Regency, Flat no-701, A-Building, Sadhu
 Waswani Chowk, Opp. Parmar Chamber, Camp,
 Pune-411001
- (ii) Shri Ramesh Balkrishna Bambale -Member;
 MCGM, A1202, Umiya Tower, Off M.P. Road,
 Mulund East, Mumbai-400081
- (iii) Dr. Ganesh Bhimrao Rasal -Member;
 Ho. No.30/1, 'R' Residency, F-102, Near Utkarsh
 Society, Katraj, Pune 46
- (iv) Dr. Nitin M. Labhane -Member;
 Professor and Dean (Research and Development),
 Department of Botany, Bhavan's College
 (Affiliated to University of Mumbai),
 Andheri-W, Mumbai-58
- (v) Deputy Secretary or Scientist –I and above, -Member-
 Environment and Climate Change Department, Secretary.
 Government of Maharashtra

8. The Central Government in consultation with the State Government of Maharashtra, for the purpose of assisting the Authority, hereby constitutes the Third State Expert Appraisal Committee, except for Mumbai Metropolitan Region and Konkan Region, in the State of Maharashtra (hereinafter referred to as third SEAC, Maharashtra) comprising of the following persons, namely:—

- (i) Shri Sanjay S. Deshmukh, -Chairman;
 B-602, R A residences, Dr. B.A. Road
 (opp. Sharada Cinema), Dadar (E),
 Mumbai-400014
- (ii) Shri Kiran Vasant Acharekar -Member;
 Flat no-1000, 10th Floor, Supralina Building,
 11th Road, Chembur, Mumbai-400071
- (iii) Dr. Aseem Gokarn Harwansh -Member;
 Urban Landscaping Expert
 1403/57, Seawoods Estate, NRI Complex, Phase 2,

Palm Beach Rd, Vashi, Navi Mumbai-400703

- (iv) Deputy Secretary or Scientist –I and above,
Environment and Climate Change Department,
Government of Maharashtra
- Member -
Secretary.

9. The Chairman and Members of the Committee, shall hold office for a period of three years from the date of publication of this notification in the Official Gazette.

10. In order to avoid any conflict of interest,-

- (i) the Chairman and Members of the Authority, and the Committee shall,-
- (a) declare to which consulting organisation they have been associated with and also the project proponents;
- (b) not undertake any consultation or associate with regard to preparation of Environment Impact Assessment and Environment Management Plan for project, which is to be decided by the Authority, or to be appraised by the Committee during their tenure; and
- (ii) in the preceding five years, if the Chairman or any Member of the Committee has provided consultancy services or conducted Environment Impact Assessment studies for any project proponent, they shall recuse themselves from the meetings of the Committee from the process of appraisal of any project proposed by such proponents.

11. The Committee shall exercise such powers and follow such procedures as specified in the said notification.

12. The Committee shall function on the principle of collective responsibility and the Chairman shall endeavour to reach consensus in each case, and if they fail to reach consensus, the views of the majority shall prevail.

13. The State Government of Maharashtra shall specify an agency to act as secretariat of the Authority and the Committee and the secretariat shall provide financial and logistic support including accommodation, transportation and such other facilities in respect of their functions under the said notification.

14. The sitting fees, travelling allowances and dearness allowances to the Chairman and Members of the Authority and the Committee, shall be paid in accordance with the provisions of relevant rules of the State Government of Maharashtra.

[F. No. IA3-13/7/2023-IA.III]

Dr. SUJIT KUMAR BAJPAYEE, Jt. Secy.