

**REPORT OF THE JOINT COMMITTEE IN COMPLIANCE WITH ORDER DATED 20.02.2023 OF THE HON'BLE NATIONAL GREEN TRIBUNAL (NGT) IN THE MATTER OF O.A. NO. 94/2016 (WZ), DINBANDHU SINGH & ORS. V/s M/S. SERENE DEVELOPERS & ORS.**

**1.0 Background**

Grievance in the Original Application No. 94 of 2016 (WZ), titled Dinbandhu Singh & Ors. vs M/s. Serene Developers & Ors, as per order dated 20/02/2023 of the Hon'ble NGT is the project by name 'Air Castles' located on Survey Nos.12/6, 12/7, 47/2, 47/3, 47/4, 47/18, 47/19, 47/5/1, 50/1/1A/1, 55/15 and 82 situated in village Marunji, Taluka Mulshi, District Pune, has been constructed without prior Environmental Clearance (EC), which was mandatory because right from beginning, the area of construction was beyond 20,000 sq.mtrs, carried out construction without obtaining Consent to Establish, handed over possession to the purchasers/flat owners without obtaining Consent to Operate & diversion of Nala due to said construction.

Hon'ble NGT directed vide order dated 20/02/2023 (copy of Hon'ble NGT order is given at **Annexure-1**) and relevant order is reproduced as below:

*"6 We find that in the present case, no Joint Committee was constituted in order to submit a report before us regarding the position of the spot in the light of the allegations made by the applicants in the application. Therefore, we now constitute a Joint Committee consisting of: -*

- (i) The Representative of the State Environment Impact Assessment Authority (SEIAA), Maharashtra.*
- (ii) The Representative of The Ministry of Environment, Forest and Climate Change (MoEF&CC);*  
*&*
- (iii) The Representative of the Maharashtra Pollution Control Board (MPCB)."*

*"7 The Committee is directed to visit the spot and submit the report with regard to spot position as on date within a period of 30 days positively. MPCB shall be the nodal agency thereof."*

## **2.0 Approach**

In order to comply with the aforesaid Hon'ble NGT Order, the joint committee carried-out site inspection of the residential project named `Air Castles located on Survey Nos.12/6, 12/7, 47/2, 47/3, 47/4, 47/18, 47/19, 47/5/1, 50/1/1A/1, 55/15 and 82 situated in village Marunji, Taluka Mulshi, District Pune on 05/05/2023. The following joint committee members were present during the inspection:

- i. Shri Pankaj Joshi, Member, SEIAA, Maharashtra
- ii. Shri E. THIRUNAVUKKARASU, Scientist 'E", MoEF&CC, Nagpur, Pune
- iii. Shri Shankar Waghmare, Regional Officer, MPCB, Pune

Also, Uday Yadav, Field Officer, SRO-II, MPCB-Pune has accompanied the joint committee during the inspection. Project Proponent Shri. Jitendra Punjabi, Representative of Project Proponent Shri Jagdeep Patil, Applicant Shri Sujit Channagire, & Adv for applicant Shri Harshad Nanaware were present.

## **3.0 Observations and Findings**

This report is outcome containing factual and action taken report of the said joint committee based on the preliminary information received from the nodal agency, followed by site inspection, information given by PP and subsequent discussions of the joint committee. The observations & findings of the joint committee are given as below.

### **3.1 Observations w.r.t Environmental Clearance**

- i. At present PP does not have Environmental Clearance. However, PP has informed that they have submitted application for Environmental Clearance in Nov-2010 & same was discussed in 57<sup>th</sup> SEAC-3 meeting dtd. 31/03/2011 & compliances were received. Further, the case was discussed in 3<sup>rd</sup> SEAC-3 meeting dtd 09/01/2014 & probable violation was declared.
- ii. Further, PP has applied for obtaining EC under amnesty scheme on April-2018 as per MoEF&CC notification dtd 14/03/2017 & 08/03/2018 vide application no. SEIAA-STATEMENT-0000001279 for total plot area 49,750 Sq. Mtrs & total Built up area 81,496.28 Sq. Mtrs. (Application enclosed as Annexure-II)
- iii. TOR has been granted by SEAC in 100<sup>th</sup> meeting dtd. 26/12/2019 for preparation of EIA report & damage assessment studies. (Annexure-III).
- iv. Subsequently, PP has prepared EIA report & damage assessment report (Part -A & Part-B) & submitted on Parivesh portal dtd. 26/12/2022 vide no. SIA/MH/INFRA2/411561/2022 (Annexure-IV).
- v. Further, the final EIA report (Part-C) has been submitted on Parivesh Portal with UID No. SIA/MH/INFRA2/426455/2023 dtd. 18/04/2023 (Annexure-V).

Details of sanctioned plans, plinth certificate & building permissions is given at Table No. 1.

Table-1: Details, sanctioned plans, plinth certificate & completion certificate.

Sl. No.	Particulars	Plot Area (sq.m)	Configuration	Total Built-up Area (Sq. Mtrs)
1.	Sanctioned Layout PMH/NA/SR/403/09 dtd. 24/08/2010. (Annexure-VI)	44,200	Building A to M- P+8 &	Total FSI-27386.96 <b>TBUA- 39,218.33</b> (As per Architect Certificate-Annexure-VII)
2.	Plinth Check Certificates dtd. 28.06.2011 (Annexure-VIII)	For Buildings A to K - P+8.		
3.	Building permission	PP has not obtained any Completion Certificate (CC) & Occupancy Certificate (OC)		

### 3.2 Status of the project

- i. During the committee visit PP has reported that the construction work started in the year 2010 & was completed in the year 2014.
- ii. PP has obtained the first plinth check certificate vide dated 28.06.2011 for Building 'A' to "K" which is as per layout sanctioned plan vide no. PMH/NA/SR/403/09 dtd. 24/08/2010 with TBA of **39,218.33 sq.m** granted by Town Planning. It is observed from the aforesaid plinth check certificates that the TBA of aforesaid layout sanctioned plan vide dated 24.08.2010 is more than the 20,000 sq.m. The aforesaid layout sanctioned plans attract prior EC requirements as per the provisions of EIA Notification, 2006. PP has not obtained prior EC and has violated provisions of the EIA Notification 2006.
- iii. At present construction has completed 13 buildings (Building A to M) having configuration of P+8 for each at site. PP has handed over the occupancy to the flat owners. At present there is no any construction activity in progress. PP has proposed to construct an additional 04 nos of buildings (Building N to Q) having

proposed BUA of 43797.22 Sq. Mtrs. as per application for EC.

### **3.3 Observations w.r.t. CTE and CTO**

- i. Initially, PP had obtained Consent to Establish for total plot area of 49750 Sq. mtrs. & proposed construction built up area of 106350 Sq. Mtrs. on 10.09.2014. (Annexure-IX)
- ii. Afterwards PP has neither revalidated the C to E dtd 10.09.2014 nor obtained fresh C to E & thereby violated the Consent conditions.
- iii. It is observed that PP has started construction activity without obtaining Consent to Establish which has been confirmed from plinth check certificate obtained by PP dtd. 28.06.2011.
- iv. PP has not applied/obtained any Consent to Operate till date & handed over possessions to the flat owners.
- v. As per the directives of Hon'ble NGT order dtd. 20/02/2023 at sr. no. 8 is reproduced as below,

*“We are in the view that MPCB also needs to be directed in this case to quantify the environmental damages on account of non-obtaining of Consent to Establish & Consent to Operate.”*

The proposal for the same with respect to non-obtaining of Consent to Establish & Consent to Operate and penal charges thereby is under the review of higher authority at HQ, Mumbai.

The Environment Damages may be calculated by approach paper by SEIAA with their expertise team as done in violation cases previously.

### **3.4 Observations during the visit dtd 09/05/2023 wrt other Environmental Services**

- i. PP has provided Sewage Treatment Plant (STP) based on MBBR technology of reported design capacity of 440 KLD (Annexure-X). Various unit operations & processes of STP are Bar screen chamber □ Oil & grease trap □ Equalization tank □ MBBR tank □ Clarifier □ Dual Media filter □ Treated wastewater tank. During visit STP was found in operation. PP is utilizing treated STP wastewater for

flushing & gardening purpose. At present STP handed over & is being operated by Society.

- ii. PP has installed & commissioned OWC having reported capacity of 500 Kg/D & same is handed over to society but still date same is not brought in operation by society (Annexure-XI). At present the waste is segregated into dry & wet waste & segregated solid waste is being stored near the main gate & same is being disposed through Grampanchayat Marunji.
- iii. As informed by PP the source of fresh water is from outside tankers. PP has also informed that they have obtained permission from the Irrigation department (Annexure-XII) to lift water for domestic use & pipeline work laying work is completed.
- iv. PP has provided 18 nos. of rainwater recharge pits for recharging of ground water. (Strom Water Layout Annexure-XIII).
- v. PP has installed 64 PV panels & 116 nos of Solar Hot water panels. However, the same is not in operation (Solar Panel Layout- Annexure-XIV).
- vi. PP has planted 535 trees on site. (Landscape layout Annexure-XV).
- vii. PP has not provided proper storm water drain arrangement as pool of rainwater observed near STP.
- viii. There is no Nala diversion observed during visit, only nalla is concreted.

#### **4.0 Comment on Legal Matters:**

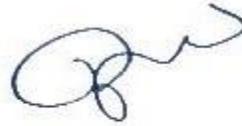
Maharashtra Pollution Control Board had filed Criminal Case against PP in the court of Judicial Magistrate, Pune vide no. R.C.C No. 887/2015 alleging that PP have committed the offence under section 15 read with section 16 of the Environment (Protection) Act, 1986 and the Environment Impact Assessment Notification, 2006 (EIA Notification, 2006). The case is disposed of on 02/01/2019 with order sentence to pay fine of Rs. 90,000/-. (Judgement-Annexure-XVI).

**5.0 Remarks of committee: -**

Upon perusal of the above observations and documents verified it is concluded that project proponent i.e. M/s. Serene Developers have constructed 13 nos of buildings (P+8) and handed over possessions to the flat owners without obtaining Environmental Clearance, Consent to Establish and Consent to Operate from Board.



(Pankaj Joshi),  
Member, SEIAA



(E. Thirunavukkarasu)  
Scientist 'E'  
MoEF&CC, Nagpur



(Shankar Waghmare)  
Regional Officer,  
MPCB, Pune

Date:- 10/07/2023

Place:- Pune

Item No.5

(Pune Bench)

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

(By Video Conferencing)

ORIGINAL APPLICATION NO.94 OF 2016 (WZ)

Dinbandhu Singh &amp; Ors.

.... Applicants

Versus

M/s Serene Developers &amp; Ors.

.... Respondents

Date of hearing : 20.02.2023

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER  
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**Applicants : Mr. Sitesh Sharma, Advocate holding for Mr. Harshal  
Nanaware, AdvocateRespondents : Mr. Sachin Gore, Advocate for R-1  
Mr. R.B. Mahabal, Advocate for R-3 and R-7  
Ms. Manasi Joshi, Advocate for R-6**ORDER**

1. From the side of the applicant, learned counsel Mr. Sitesh Sharma has appeared and states that he has filed today additional compilation of documents (pages 3088 to 3111 of the paper-book) which contains the Minutes of SEAC-3 meeting dated 28.12.2019 and Standard Operating Procedure (SoP) issued by the Ministry of Environment, Forest and Climate Change dated 07.07.2021.

2. From the side of respondent No.1 – M/s Serene Developers/Project Proponent, learned counsel Mr. Sachin Gore has appeared and states that he has filed additional submissions alongwith compilation of documents (pages 2537 to 3084 of the paper-book). The learned counsel for the applicant states that he has received the copy of the same on last Friday and therefore, he needs some time to go through the same, to verify the truthfulness thereof and rebut the same, if required.

3. The present application deals with the project by name 'Air Castles' located on Survey Nos.12/6, 12/7, 47/2, 47/3, 47/4, 47/18, 47/19, 47/5/1, 50/1/1A/1, 55/15 and 82 situated in village Marunji, Taluka Mulshi, District Pune, which has been prayed to be demolished and status quo ante be granted because it is alleged by the applicants that the said project has been constructed without prior Environmental Clearance (EC), which was mandatory because right from beginning, the area of construction was beyond 20,000 sq.mtrs. Besides that, there are several other violations alleged to have been committed by the Project Proponent based on which the damages are also prayed to be awarded. The applicants herein are flat owners and have alleged that they have been cheated by the Project Proponent by not disclosing that the said project has been constructed in violation of mandatory provisions of EIA Notification, 2006 as well as other necessary conditions.

4. From the side of the respondent No.1/Project Proponent, it has been admitted that they had not been granted prior EC before they started construction work and that they have initiated the process for obtaining *ex post facto* EC under 'violation window', which was provided under Notification dated 14.03.2017, time period of which was extended by Madras High Court for one month and that they have moved an application before SEIAA for grant of *ex post facto* EC on 13.04.2018 which was the last date on which the extended time was to expire and the said application is still under consideration. Mr. Sachin Gore, the learned counsel for respondent No.1 has shown several documents that TOR was granted to respondent No.1 on 26.12.2019 and since thereafter the matter is still under consideration of SEIAA. He did admit before us that the Consent to Establish is obtained on 10.09.2014 while the construction work had started in the year 2010. Therefore, the violation of not obtaining Consent to Establish has been admitted. The said Consent expired on 09.09.2019. The construction had

already been completed by the Project Proponent in 2014 and possession of the flats was also handed over to the purchasers/flat owners. He has also admitted that he has not obtained Consent to Operate. Therefore, the fact of two violations regarding Consent to Establish and Consent to Operate has been admitted candidly.

5. From the side of respondent No.7 - SEIAA, learned counsel Mr. R.B. Mahabal states that he has filed reply-affidavit and has clarified that in case the TOR had been issued to respondent No.1/Project Proponent in the year 2019, respondent No.1 has not provided to them the EIA report which could be submitted in December, 2022 which is apparently submitted after considerable delay, which is under consideration now. Therefore, the current status is that *ex post facto* EC is under consideration.

6. During argument, learned counsel for the applicants has vehemently tried to establish that there was a nalla which was flowing through the project property, the stream of which has now been diverted because of the said construction, which is disputed by the learned counsel for respondent No.1/Project Proponent stating that it is still flowing. We find that in the present case, no Joint Committee was constituted in order to submit a report before us regarding the position of the spot in the light of the allegations made by the applicants in the application. Therefore, we now constitute a Joint Committee consisting of one member each of SEIAA, MPCB and MoEF&CC. MPCB shall be the nodal agency thereof. We direct the Committee to visit the spot and submit the report with regard to spot position as on date within a period of 30 days positively.

7. We have already heard the arguments of the learned counsel for the applicants and partly arguments of the learned counsel for respondent No.1/Project Proponent.

8. We are of the view that MPCB also needs to be directed in this case to quantify the environmental damages on account of non-obtaining of Consent to Establish and Consent to Operate and a report in that regard shall also be

filed within a period of one month, a copy of which shall be served on the other parties.

9. We make it further clear that the proceeding for grant of *ex post facto* EC, which is pending before SEIAA, shall not be treated to have been stayed by us, rather the same would be expedited. The Committee is further directed to make inspection after giving notice to the parties concerned.

10. Put up this case on 17.04.2023 for further consideration.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

February 20, 2023  
O.A. No.94 OF 2016 (WZ)  
npj

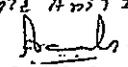


100 SEAC-3 Meeting Day-01	
SEAC Meeting number: 100 Meeting Date December 26, 2019	
<b>Subject:</b> Environment Clearance for Air Castle Proposed Residential Project at Su. No. 12/6, 27/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji Tal Mulshi. Dist Pune by Serene developers.	
<b>Is a Violation Case:</b> Yes	
1.Name of Project	Air Castle Proposed Residential Project at Su. No. 12/6, 27/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji Tal Mulshi. Dist Pune by Serene developers.
2.Type of institution	Private
3.Name of Project Proponent	Jeetu Punjabi/ Vineet Goyal
4.Name of Consultant	VK:e environmental
5.Type of project	Housing project
6.New project/expansion in existing project/modernization/diversification in existing project	New project
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Not applicable
8.Location of the project	Proposed Residential Project at 12/6, 12/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji Tal Mulashi. Dist. Pune.
9.Taluka	Mulashi.
10.Village	Marunji
Correspondence Name:	S no. 37 oppo. Dilip Vengaskar Cricket Academy, Thergaon Pune.
Room Number:	S no. 37
Floor:	S no. 37
Building Name:	S no. 37
Road/Street Name:	oppo. Dilip Vengaskar Cricket Academy
Locality:	oppo. Dilip Vengaskar Cricket Academy Thergaon
City:	Pune
11.Whether in Corporation / Municipal / other area	PMRDA
12.IOD/IOA/Concession/Plan Approval Number	In Process IOD/IOA/Concession/Plan Approval Number: PRA/NASR/409/2009 Approved Built-up Area: 43670.67
13.Note on the initiated work (If applicable)	13 residential buildings exist on site.
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable
15.Total Plot Area (sq. m.)	49,750.00 m2
16.Deductions	681.49 m2
17.Net Plot area	49,068.51 m2
18 (a).Proposed Built-up Area (FSI & Non-FSI)	a) FSI area (sq. m.): 49,946.29 m2
	b) Non FSI area (sq. m.): 31,549.99 m2
	c) Total BUA area (sq. m.): 81496
18 (b).Approved Built up area as per DCR	Approved FSI area (sq. m.): 27386.96
	Approved Non FSI area (sq. m.): 16283.71
	Date of Approval: 24-08-2010
19.Total ground coverage (m2)	13,248.49
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	27.50 %
21.Estimated cost of the project	950000000

  
Joy S.Thakur (Secretary  
SEAC-III)

SEAC Meeting No: 100 Meeting Date:  
December 26, 2019

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Name: K. Anil D  
Signature:   
Shri. Anil Kale (Chairman  
SEAC-III)

## 22. Number of buildings & its configuration

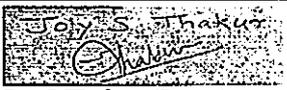
Serial number	Building Name & number	Number of floors	Height of the building (Mtrs)
1	Building A	Parking + 8	26.6
2	Building B	Parking + 8	26.6
3	Building C	Parking + 8	26.6
4	Building D	Parking + 8	26.6
5	Building E	Parking + 8	26.6
6	Building F	Parking + 8	26.6
7	Building G	Parking + 8	26.6
8	Building H	Parking + 8	26.6
9	Building I	Parking + 8	26.6
10	Building J	Parking + 8	26.6
11	Building K	Parking + 8	26.6
12	Building L	Parking + 8	26.6
13	Building M	Parking + 8	26.6

23. Number of tenants and shops	3690 Persons
24. Number of expected residents / users	3690 Persons
25. Tenant density per hectare	745 Tenants/hectare
26. Height of the building(s)	
27. Right of way (Width of the road from the nearest fire station to the proposed building(s))	18 m Road
28. Turning radius for easy access of fire tender movement from all around the building excluding the width for the plantation	9 m
29. Existing structure (s) if any	13 buildings with approx built up area 37,699.06 m <sup>2</sup>
30. Details of the demolition with disposal (If applicable)	Not Applicable

## 31. Production Details

Serial Number	Product	Existing (MT/M)	Proposed (MT/M)	Total (MT/M)
1	Not applicable	Not applicable	Not applicable	Not applicable

## 32. Total Water Requirement

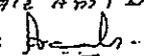
 <b>Joy S. Thakur (Secretary SEAC-III)</b>	<b>SEAC Meeting No: 100 Meeting Date: December 26, 2019</b>	<b>Page 146 of 169</b>	<b>Name: श्री अनिल काले</b> <b>Signature: Anil Kale</b> <b>Shri. Anil Kale (Chairman SEAC-III)</b>
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<b>Dry season:</b>	<b>Source of water</b>	Mula river Prior permission obtained from Irrigation Department
	<b>Fresh water (CMD):</b>	335.60
	<b>Recycled water - Flushing (CMD):</b>	166.05
	<b>Recycled water - Gardening (CMD):</b>	73.14
	<b>Swimming pool make up (Cum):</b>	3.50
	<b>Total Water Requirement (CMD) :</b>	574.79
	<b>Fire fighting - Underground water tank(CMD):</b>	300
	<b>Fire fighting - Overhead water tank(CMD):</b>	20
	<b>Excess treated water</b>	186.77
<b>Wet season:</b>	<b>Source of water</b>	Mula river Prior permission obtained from Irrigation Department
	<b>Fresh water (CMD):</b>	333.10
	<b>Recycled water - Flushing (CMD):</b>	166.05
	<b>Recycled water - Gardening (CMD):</b>	0
	<b>Swimming pool make up (Cum):</b>	1
	<b>Total Water Requirement (CMD) :</b>	499.15
	<b>Fire fighting - Underground water tank(CMD):</b>	300
	<b>Fire fighting - Overhead water tank(CMD):</b>	20
<b>Excess treated water</b>	259.86	
<b>Details of Swimming pool (If any)</b>	<p>Dimension of Swimming Pool:                      Area of pool:175 Sq.m                      Depth: 1.2 m                      Volume of swimming pool: 259 m3</p> <p>Total make up Water Requirement in KLD: 3.5 m3                      Water requirement for make up in KLD : 105 m3/month (In summer)                      30 m3/month (in monsoon &amp; winter)</p> <p>Details of Plant &amp; Machinery used for treatment of Swimming Pool water: Ozone system with chlorination unit along with the entire setup for water filtration and control panel.</p> <p>Details of quality to be achieved for swimming pool water: pH = 7 to 7.6                      Chlorine content = 0.8 to1 ppm</p> <p>Capital cost: 72,00,000/-                      O &amp; M cost: 4,20,000/-</p>	
<b>33.Details of Total water consumed</b>		

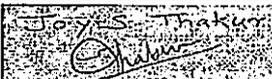
  
**Joy S.Thakur (Secretary SEAC-III)**

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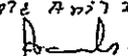
**Name: K 972 Anil D**  
**Signature: **  
**Shri. Anil Kale (Chairman SEAC-III)**

Particulars	Consumption (CMD)			Loss (CMD)			Effluent (CMD)		
	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
34. Rain Water Harvesting (RWH)	Level of the Ground water table:		8 m						
	Size and no of RWH tank(s) and Quantity:		Not applicable						
	Location of the RWH tank(s):		On ground						
	Quantity of recharge pits:		28						
	Size of recharge pits :		1 m X 1 m X 1 m						
	Budgetary allocation (Capital cost) :		28,00 000						
	Budgetary allocation (O & M cost) :		3,00,000						
	Details of UGT tanks if any :		UG Tank Capacity for Residential and Commercial UG Tank Capacity for Residential and Commercial Raw water compartment: 100 m3 Domestic water compartment: 400 m3 Fire water compartment: 300 m3 Flushing water compartment: 170 m3						
35. Storm water drainage	Natural water drainage pattern:		The storm water collected through the storm water drains of adequate capacity will be led to recharge pits and surplus shall be discharged into the existing water course.						
	Quantity of storm water:		577.99 cum/hr						
	Size of SWD:		600 mm						
Sewage and Waste water	Sewage generation in KFD:		448.335						
	STP technology:		MBBR						
	Capacity of STP (CMD):		1, 450						
	Location & area of the STP:		On ground						
	Budgetary allocation (Capital cost):		1,15,00,000						
	Budgetary allocation (O & M cost):		16,50,000						
<b>36. Solid waste Management</b>									

  
Joy S. Thakur (Secretary SEAC-III)

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Name: श्री. अनिल काले  
Signature:   
Shri. Anil Kale (Chairman SEAC-III)

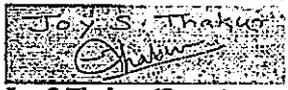
Waste generation in the Pre Construction and Construction phase:	Waste generation:	30 Kg/day
	Disposal of the construction waste debris:	The Construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.
Waste generation in the operation Phase:	Dry waste:	738 kg
	Wet waste:	1107 kg
	Hazardous waste:	Not applicable.
	Biomedical waste (If applicable):	Not applicable.
	STP Sludge (Dry sludge):	55 kg
	Others if any:	Not applicable.
Mode of Disposal of waste:	Dry waste:	Dry waste will be segregated into recyclable and non-recyclable waste will be managed by SWACH
	Wet waste:	Biodegradable waste will be treated through on-site Organic Waste Converter
	Hazardous waste:	Not applicable.
	Biomedical waste (If applicable):	Not applicable.
	STP Sludge (Dry sludge):	will be used as manure
	Others if any:	Not applicable.
Area requirement:	Location(s):	On ground
	Area for the storage of waste & other material:	total 135 sq.m
	Area for machinery:	total 135 sq.m
Budgetary allocation (Capital cost and O&M cost):	Capital cost:	30,50,000
	O & M cost:	8,50,000

### 37. Effluent Charecterestics

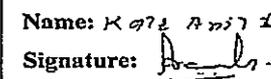
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Amount of effluent generation (CMD):		Not applicable			
Capacity of the ETP:		Not applicable			
Amount of treated effluent recycled :		Not applicable			
Amount of water send to the CETP:		Not applicable			
Membership of CETP (if require):		Not applicable			
Note on ETP technology to be used		Not applicable			
Disposal of the ETP sludge		Not applicable			

### 38. Hazardous Waste Details

Serial Number	Description	Cat	UOM	Existing	Proposed	Total	Method of Disposal
1	Not applicable						

  
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## 39.Stacks emission Details

Serial Number	Section & units	Fuel Used with Quantity	Stack No.	Height from ground level (m)	Internal diameter (m)	Temp. of Exhaust Gases
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

## 40.Details of Fuel to be used

Serial Number	Type of Fuel	Existing	Proposed	Total	
1	Not applicable	Not applicable	Not applicable	Not applicable	
41.Source of Fuel		Not applicable			
42.Mode of Transportation of fuel to site		Not applicable			

43.Green Belt Development	Total RG area :	14778.27 sq m
	No of trees to be cut :	0
	Number of trees to be planted :	644
	List of proposed native trees :	Refer below list
	Timeline for completion of plantation :	Till operation Phase

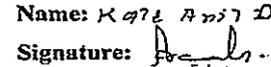
## 44.Number and list of trees species to be planted in the ground

Serial Number	Name of the plant	Common Name	Quantity	Characteristics & ecological importance
1	Terminalia Katappa	Badam	50	Small, deciduous, fruit bearing tree
2	Alianthus excelsa	Maharukh	74	Large tree, fruit bearing, good for roadside plantation.
3	Erythrina indica	Panghara	76	Medium sized deciduous tree, bright scarlet colored flowers
4	Anthocephallus kadamba	Kadamba	67	Shady, large tree, ball shaped flowers,
5	Michelia champaca	Son chafa	58	Medium sized evergreen tree, fragrant yellow flowers, butterfly host plant
6	Bahunia blackiana	Kanchan	16	Large evergreen tree, large flowers
7	Oreodoxa regia	Royal Palm	29	Nitrogen fixer, ornamental plant
8	Mahogony justicia	Mahogany	4	Large evergreen tree
9	Plumeria rubra	Dev chafa	40	White /pinkish coloured flowering, ornamental
10	Dwarf coconut	Naral	20	Fruiting, tall handsome tree
11	Acacia mangium	Acacia mangium	39	A medium sized tree, widely grown along roads, grows in warm climate, under both dry and wet condition.
12	Cordia sebastina	Orange Geiger Tree	13	Shady, large tree, ball shaped flowers,

  
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Signature:   
Shri. Anil Kale (Chairman  
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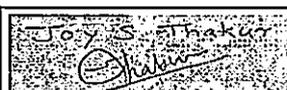
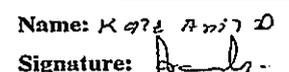
13	Dellinia indica	Elephant foot	8	Ornamental,
14	Lagerstromia indica	Taman	12	State flower tree of Maharashtra. Medium sized tree, beautiful purple flowers, grows well in both dry and humid climate.
15	Fiscus elastica	Rubber tree	28	Medicinal plant, big leaves plant
16	Cassia fistula	Amaltas	5	Medium sized deciduous tree. Beautiful yellow flowers, butterfly host plant.
17	Spathodea campanulata	Pichkari	5	A handsome large deciduous tree. Good for road side plantation.
18	Magnolia grandiflora	Kavthi chafa	8	Medium sized, evergreen tree, fragrant yellow flowers, butterfly host plant.
19	Tabebuia argentea	Yellow trumpet	13	Medium height, deciduous, fruit bearing tree, spreading branches.
20	Tabebuia rosea	Pink trumpet	11	Medium deciduous, flowering, fruit bearing tree.
21	Crayota urenus	Fishtail palm	2	Large deciduous tree
22	Foxtail palm	Foxtail palm	18	Large deciduous tree
23	Callistemon lancealatus	Bottle brush	7	Low evergreen tree, produces bright red flowers.
24	Millingtonia hortensis	Akash neem	13	Medium, deciduous, fruit bearing, corky bark.
25	Delonix regia	Gulmohar	3	Large deciduous tree, flowers attract many birds
26	Ficus benjamina	Ficus tree	8	Ornamental, green leaves tree
27	Filicium decephens	Filicium decephens	17	Evergreen, tall tree bird hosting tree

45.Total quantity of plants on ground

## 46.Number and list of shrubs and bushes species to be planted in the podium RG:

Serial Number	Name	C/C Distance	Area m2
1	NA	NA	NA

## 47.Energy


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<b>Power requirement:</b>	Source of power supply :	MSCDCI
	During Construction Phase: (Demand Load)	30 kw
	DG set as Power back-up during construction phase	40 KVA
	During Operation phase (Connected load):	4092
	During Operation phase (Demand load):	3637.33
	Transformer:	22KV/630 KVA - 6 No's 22KV/315KVA - 1 No
	DG set as Power back-up during operation phase:	200 KVA
	Fuel used:	HSD
	Details of high tension line passing through the plot if any:	NA

**48. Energy saving by non-conventional method:**

- Solar water heating systems will be done for bathrooms.
- Solar lights will be provided for common amenities like Street lighting & Garden lighting.
- CFL & LED based lighting will be done in the common areas, landscape areas, signage's, entry gates and boundary compound walls etc.
- Auto Timer switches will be provided for Street lights, Garden lights, Parking & staircase Lights & other common area Lights, for saving electrical energy.
- Water level controllers with timers will be used for Water pumps.
- To create awareness to end consumer or flat owner, for using energy efficient light fittings like CFL, T5 Lamps & LED lights.

**49. Detail calculations & % of saving:**

Serial Number	Energy Conservation Measures	Saving %
1	<ul style="list-style-type: none"> <li>• Solar water heating systems will be done for bathrooms.</li> <li>• Solar lights will be provided for common amenities like Street lighting &amp; Garden lighting.</li> <li>• CFL &amp; LED based lighting will be done in the common areas, landscape areas, signage's, entry gates and boundary compound walls etc.</li> <li>• Auto Timer switches will be provided for Street lights, Garden lights, Parking &amp; staircase Lights &amp; other common area Lights, for saving electrical energy.</li> <li>• Water level controllers with timers will be used fo</li> </ul>	2.87%

**50. Details of pollution control Systems**

Source	Existing pollution control system	Proposed to be installed
Not applicable	Not applicable	Not applicable

Budgetary allocation (Capital cost and O&M cost):	Capital cost:	Rs 85.44 000
	O & M cost:	Rs 1.95,000

### 51.Environmental Management plan Budgetary Allocation

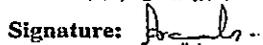
#### a) Construction phase (with Break-up):

Serial Number	Attributes	Parameter	Total Cost per annum (Rs. In Lacs)
1	Air environment	Erosion control - dust suppression measures, barricading and top soil preservation	44,77,500
2	Land	Labour Camp toilets & sanitation	1,50,000
3	Health and safety	Labour Safety	12,00,000
4	Environment	Environmental Monitoring (Air, noise, soil, water)	1,85,600
5	Health and safet	Disinfection and Health Check-ups	96,000
6	Environmental Management	Environmental Management cell	1,42,000
7	Health and safety	Safety Training	2,00,000
8	Waste Water Management	Modular STP	15,00,000

#### b) Operation Phase (with Break-up):

Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)
1	Sewage treatment plant	1 stp	1,15,00,000	16,50,000
2	Solid waste management	lowc	30,50,000	8,50,000
3	Landscaping	development and maintenance of green area	2,00,00,000	3,00,000
4	Rain water harvesting	recharge pits	28,00,000	3,00,000
5	Environmental Monitoring	air, water, noise, soil, waste water, owc manure	NA	2,52,500
6	WTP cost	WTP cost	Rs 20,00,000	4,85,000
7	DG set (excluding Fuel Cost )	DG set	85,44,000	1,95,000
8	Drainage water management	Drainage water management	20,00,000	NA
9	Solar PV	Solar PV	17,5000	3,5000

### 51.Storage of chemicals (inflammable/explosive/hazardous/toxic substances)

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Description	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
<b>52. Any Other Information</b>							
No Information Available							
<b>53. Traffic Management</b>							
	Nos. of the junction to the main road & design of confluence:	The site is located in a residential zone in Marunji. The development will be accessible from 18 m wide road while the internal access ways are 12 m & 6 m wide.					
Parking details:	Number and area of basement:	NA					
	Number and area of podia:	NA					
	Total Parking area:	9,648.00 sq m					
	Area per car:	30 sq m					
	Area per car:	30 sq m					
	Number of 2-Wheelers as approved by competent authority:	976					
	Number of 4-Wheelers as approved by competent authority:	268					
	Public Transport:	NA					
	Width of all Internal roads (m):	6 m, 12m					
	CRZ/ RRZ clearance obtain if any:	NA					
	Distance from Protected Areas / Critically Polluted areas / Eco-sensitive areas/ inter-State boundaries	NA					
	Category as per schedule of EIA Notification sheet	Building and construction project					
	Court cases pending if any	Yes					
	Other Relevant Informations	13 residential buildings exist on site as per sanction received. All environmental services has been provided on site.					

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Secretary

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Name: K. Anil Kale

Signature: Anil Kale

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	Have you previously submitted Application online on MOEF Website.	No
	Date of online submission	-

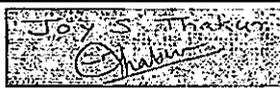
**SEAC DISCUSSION ON ENVIRONMENTAL ASPECTS**

Environmental Impacts of the project	-
Water Budget	-
Waste Water Treatment	-
Drainage pattern of the project	-
Ground water parameters	-
Solid Waste Management	-
Air Quality & Noise Level issues	-
Energy Management	-
Traffic circulation system and risk assessment	-
Landscape Plan	-
Disaster management system and risk assessment	-
Socioeconomic impact assessment	-
Environmental Management Plan	-
Any other issues related to environmental sustainability	-

**Brief information of the project by SEAC**

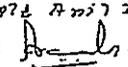
PP submitted their application for prior Environmental clearance for total plot area of 49,750.00 m<sup>2</sup>, FSI area of 49,946.29 m<sup>2</sup>, Non FSI area of 31,549.99 m<sup>2</sup> and total BUA of 81496 m<sup>2</sup>.

Now, the PP has applied as per the MoEF&CC Notification dated 14/03/2017 and 8/03/2018. The PP informed that the total constructed area on site is: 37,699.06 m<sup>2</sup>.

  
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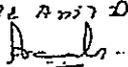
DECISION OF SEAC

SEAC-AGENDA-00000000371

  
Joy S. Thakur (Secretary  
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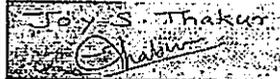
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Shri. Anil Kale (Chairman  
SEAC-III)



**FINAL RECOMMENDATION**

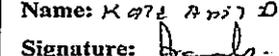
The Committee decided to Grant ToR subject to the above observations,PP requested to prepare and submit EIA report as per EIA Notification, 2006 and amendments thereof.

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Name:   
Signature:   
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SEAC-III)

Annexure- 4

Applied On : 21/12/2022

**CAF/109631/2022**

Applicant : Jeetu Panjabi

[View CAF](#)

Apply Project Clearance

Select Clearance Type

Select Application Form

Select Applicable Form

Apply

**Clearances Applied**

Form-1 (Part-A): Information for Scoping (for Category – A/BI) / Appraisal for Category – B2 (including Building & Construction projects under 8 (a))

Proposal No.	State	Status	Date of Submission
SIA/MH/INFRA2/411561/2022	MAHARASHTRA	SUBMITTED	26/12/2022

[View History](#)

27  
3146

2/10/23, 1:56 PM

Gmail - Confirmation for Proposal submission.



Rohit Kumta <ecaircastle@gmail.com>

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## Confirmation for Proposal submission.

1 message

---

monitoring-ec@nic.in <monitoring-ec@nic.in>  
To: ecaircastle@gmail.com

Mon, Dec 26, 2022 at 5:51 PM

## Successful submission of application

Your application on PARIVESH Portal for Form-1 (Part-A): Information for Scoping (for Category – A/B1) / Appraisal for Category – B2 (including Building & Construction projects under 8 (a)) has been successfully submitted on 26-12-2022. MoEFCC.



5/16/23, 3:48 PM

Gmail - Acceptance Letter for EC Application(SEIAA)



Rohit Kumta &lt;ecaircastle@gmail.com&gt;

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

1 message

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

Wed, Apr 19, 2023 at 11:03 AM

**Acceptance Letter for EC****F.No.- SIA/MH/INFRA2/426455/2023**

State Environment Impact Assessment Authority

Maharashtra

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

Dated: 19 Apr 2023

To,

SERENE DEVELOPERS  
, 329  
Maharashtra , 411017

Subject : Proposed Residential project "Air Castle" at S. No. 12/6, 27/7, 47/2, 47/3, 47/4, 47/5/1, 47/18, 47/19, 50/1/1A/1, 55/15, 82 A/P Marunji , Mulshi Taluk ,Pune by Serene Developers

Sir,

This has reference to your proposal No. SIA/MH/INFRA2/426455/2023 dated 18 Apr 2023 regarding grant of Environmental/CRZ Clearance for the above mentioned proposal.

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

Yours Sincerely

SEIAA, Maharashtra