

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
APPEAL NO. 140 / 2024

Mr. Tanaji Balasaheb Gambhire

... Appellant

v.

Union of India-MoEFCC & Ors.

... Respondents

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Place: Pune

Date: 17-03-2026



Adv. Aniruddha S Kulkarni
Standing Counsel,
Environment and Climate Change Department
Government of Maharashtra

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**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
APPEAL NO. 140 / 2024**

Mr. Tanaji Balasaheb Gambhire

... Appellant

v/s.

Union Of India-MoEFCC & Ors.

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 2,
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY (SEIAA)**

I, Dattatray Suryakant Bhalerao, working as Scientist I & Deputy Secretary,
Environment and Climate Change Department, Government of Maharashtra do
hereby state on solemn affirmation as under –

Dattatray



I am well conversant with the facts of the present case and I am competent to swear this Affidavit based upon the records available with this office.

1. It is submitted that at the very outset this respondent denies each averment made in the present appeal which is contrary to and inconsistent with the averments made and the facts stated in the present reply. It is submitted that nothing stated in the appeal may be deemed to have been admitted by this respondent unless and until the same has been admitted by the respondent.

2. The Present Appeal seeks to challenge the Environment Clearance (“EC”) dated 09.02.2024 granted by SEIAA to M/s Duville Estates Pvt. Ltd. (Project Proponent - “PP”) for Expansion in Residential and Commercial Project “Riverdale” (under violation category) situated at S. no. 14/1/2 (p) + 16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3 + 17/4 + 17/5, Kharadi, Pune, within the local limit and jurisdiction of Pune Municipal Corporation, for a Total Plot Area of 1,27,733.94 m² (min area considered 1,25,349.28 m²), Total BUA of 4,19,988.52 m².

3. The Appellant has assailed the grant of the impugned EC dated 09.02.2024 on the following broad grounds:



a. Impugned EC was granted by SEIAA at a time when the authority itself was not legally in operation as the tenure of SEIAA was over on the date of grant of the said EC;

b. SEIAA failed to adhere to the mandatory procedure as per the Office Memorandum dated 7th July, 2021, while granting the impugned EC; and

c. SEIAA has unlawfully granted ex post facto EC as per the Office Memorandum dated 7th July, 2021.

4. On the issue of SEIAA not being in operation on the date of grant of the impugned EC and the issue of ex post facto EC, this Hon'ble Tribunal, after the judgment of the Hon'ble Supreme Court in Vanshakti Vs. UOI (AIR 2025 SC 2843), in its Order dated 13.08.2025 in Appeal No. 132 of 2024 (WZ) observed:

16. We may make it clear that as regards the ground amongst the grounds raised in these appeals, with respect to the Environmental Clearance having been issued post expiry of the term of SEIAA is already decided by us. Hence, the said ground is not pressed by the appellant.



17. With respect to Office Memorandum (O.M.) dated 07.07.2021, issued by the MoEF&CC, the Hon'ble Supreme Court has already held that the said O.M. cannot be made applicable as far as ex post facto EC is concerned. Therefore, the **appellant** submits that he is assailing only the procedure which is alleged to have not been followed by the SEIAA while granting ex post facto EC and to that extent only, the present appeals are now to be considered by this Tribunal. Therefore, the respondents may file their reply affidavit keeping these points in view.

Copy of the Order dated 13.08.2025 in Appeal No. 132 of 2024 (WZ) is annexed as **ANNEXURE-1**.

5. As far as Prayer B and C are concerned, it is seeking a relief based on vilified and unsubstantiated allegations against the then Member-Secretary, SEIAA. The relief is in the form of administrative action which is sought to be initiated by the respondent no. 1 against the said former official, this relief cannot be granted because such action doesn't come under the purview of this Hon'ble Tribunal, as this Hon'ble Tribunal can grant reliefs for actions and inactions under the statutes given in Schedule I of the NGT Act.



6. On the issue of the alleged failure of the SEIAA to adhere to the mandatory procedure as per the Office Memorandum dated 7th July, 2021 while granting the impugned EC, it is submitted that the said allegation is misconceived and untenable. The SEIAA has duly followed the procedure for grant of impugned EC strictly in accordance with the Office Memorandum dated 7th July, 2021 issued by the Ministry of Environment, Forest and Climate Change ("MoEF&CC"). In order to appreciate the same, the procedure prescribed under the said Office Memorandum is set out hereinbelow:

a. The MoEF&CC issued a notification dated 14th March, 2017 on the procedure to be adopted for grant of Terms of Reference and Environment Clearance in respect of violation cases (projects or activities which have started the work on site and/or expanded the production beyond the limit of Prior EC or changed the product mix without obtaining Prior EC under the EIA Notification, 2006) and also, gave a 6-month amnesty window for such proponents who have violated the EC regulations.



b. Subsequently, MoEF&CC issued another Office Memorandum on 7th July, 2021 on the Standard Operating Procedure (SoP) for Identification and handling of violation cases under EIA Notification 2006 in compliance to Order of Hon'ble National Green Tribunal in O.A. No. 34/2020 WZ. Copy of the Office Memorandum dated 7th July, 2021 is annexed as **ANNEXURE-2**.

c. The relevant paragraphs are reproduced below:

Step: 3: Appraisal under EIA Notification, 2006

The permissibility of the project shall be examined from the perspective of whether such activity/project was at all eligible for the grant of prior EC.

A. If not permissible:

.....

B. If permissible:

i. As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete the impact assessment studies & submit Environmental Impact Assessment (EIA) report & Environmental Management Plan (EMP) in a time bound manner.

ii. Such cases of violation shall be subject to appropriate:

(a) Damage Assessment

(b) Remedial Plan and



(c) *Community Augmentation Plan by the Central level Sectoral Expert Appraisal Committees or State/Union Territory Level Expert Appraisal Committees, as the case may be.*

iii. *The Competent Authority shall issue directions to the project proponent, under section 5 of the Environment (Protection) Act, 1986 on case to case basis mandating payment of such amount (as may be determined based on Polluter Pays principle) and undertaking activities relating to Remedial Plan and Community Augmentation Plan (to restore environmental damage caused including its social aspects).*

iv. *Upon submission of the EIA & EMP report, the project shall be appraised by the Central Sectoral Expert Appraisal Committees or the State/Union Territory Level Expert Appraisal Committees, as the case may be, as if it was a new proposal. If, on examination of the EIA/EMP report, the project is considered permissible for operation as per extant regulations, the requisite Environmental Clearance shall be issued **which shall be effective from the date of issue.***

v. *However, during appraisal after examination if it is found that even though the project may be permissible but not environmentally sustainable in its present form/configuration/features then the project shall be directed to be **modified so that the project would be environmentally sustainable.***

vi. *If, however, it is not considered appropriate to issue EC, the project shall be directed to be **demolished/closed.** If such proposal is a case of expansion, the project shall be directed to revert back to the extent of activity for which EC had been granted earlier or to revert back to the extent of activity for which EC was not required (as the case may be).*

Shree



vii. *Central Sectoral Expert Appraisal Committees or the State/Union Territory Level Expert Appraisal Committees, as the case may be, may insist upon public hearing to be conducted for such categories of projects for which the EIA Notification, 2006, as amended from time to time, requires the public hearing to be conducted.*

viii. *The project proponent will be required to **submit a bank guarantee equivalent to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan with Central / the State Pollution Control Board (depending on whether it is appraised at Ministry or by SEIAA).** The quantification of such liability will be recommended by the Expert Appraisal Committee and finalized by the Regulatory Authority. The bank guarantee shall be deposited prior to the grant of environmental clearance and **will be released after successful implementation of the Remediation Plan and Natural & Community Resource Augmentation Plan.***

*Note - The activities, as per above clauses, shall be undertaken simultaneously wherever feasible. Environmental Clearance, if granted, to such projects or activities, after due appraisal of EIA/EMP report, **shall be effective only from the date of issuance of such clearance** and shall be subject to compliance of obligations towards Damage Assessment, Remedial Plan & Community Augmentation Plan, etc., finalized in each case.*

7. Initially, PP has obtained EC dated 28.06.2016 for a Total BUA of 45,501.33 m². Subsequently, amendment in EC was obtained vide letter dated 07.08.2018 and letter dated 14.09.2019, with a total construction area restricted to 1,46,538.3 m².



8. Thereafter, PP submitted an application for ToR under Violation Category for proposed Residential and Commercial project with total plot area of 1,27,733.94 m², and total BUA of 4,19,988.52 m².

9. SEAC considered the proposal in its 171st meeting dated 24th to 26th May, 2023 and confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum dated 07.07.2021 issued by MoEF&CC, decided to issue the Terms of Reference for undertaking EIA and preparation of Environment Management Plan (EMP). After deliberation, SEAC decided to recommend the proposal to SEIAA for grant of ToR under violation category. Copy of the 171st Minutes of Meeting of SEAC dated 24th to 26th May, 2023 is annexed as **ANNEXURE-3**.

10. SEIAA in its 262nd meeting dated 10.07.2023 considered the proposal and decided to grant the Terms of Reference (ToR). Thereafter, SEIAA issued a letter No. SIA/MH/INFRA2/427509/2023 dated 07.08.2023 to PP, setting out **ToR for the aforementioned project**. Copy of the 262nd SEIAA Minutes of Meeting dated 10.07.2023 is annexed as **ANNEXURE-4** and a copy of the letter No.



SIA/MH/INFRA2/427509/2023 dated 07.08.2023 to PP is annexed as
ANNEXURE-5.

11. PP submitted the application for expansion in the existing EC for the proposed Residential & Commercial project under Violation Category with total plot area of 1,27,733.94 m² and total built up area of 4,19,988.52 m² on 17.08.2023 along with the EIA Report which includes the EMP, Damage Assessment and Remediation Plan.

12. Apparently, the Appellant has falsely contended in its Appeal memo at para 4.24 that no EIA Report has been submitted by the PP for the grant of expansion EC, even though the Appellant has himself submitted the EIA report as part of the Appeal memo.

13. SEAC considered the proposal in its 182nd meeting dated 10th to 12th October, 2023 and decided to recommend the proposal for EC to SEIAA, subject to compliance of below points:

a. *The Committee noted that:*



- i. *As per the Office Memorandum issued by the Ministry of Environment, Forest and Climate Change vide order no. F. No.22-21/2020-IA.III dated 7th July 2021, the penalty cost is arrived at ₹4,45,03,099/- (considering suo moto declaration).*
- ii. *As per format given in SEIAA Circular, the Damage Assessment value is arrived at ₹ 22,12,00,000/-.*
- b. *PP to explore to increase solar energy saving.*
- c. *PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.*
- d. *PP to ensure that, the water proposed to use for the construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.*

Copy of the 182nd Minutes of Meeting of SEAC dated 10th to 12th October, 2023 is annexed as **ANNEXURE-6**.

14. SEIAA in its 272nd meeting dated 14.12.2023 considered the proposal and noted the ecological damage assessment and the economic benefits accruing as a result of the violation and also the penalty amount as appraised by SEAC. SEIAA



also noted the corresponding Environment Management Plan stipulated by the SEAC costing ₹ 22,12,00,000/-, taking into consideration the remediation plan and Natural and Community Resource augmentation Plan. Copy of the 272nd SEIAA Minutes of Meeting dated 14.12.2023 is annexed as **ANNEXURE-7**.

15. The SEIAA accepted the recommendations of the SEAC and decided to grant Environment Clearance subject to following conditions:

- a. *PP to submit Bank Guarantee of ₹ 22,12,00,000/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environmental Clearance. PP also has to submit a penalty of ₹ 4,45,03,999/-.*
- b. *This EC excludes the expansion of Building no. A, B, C, D and E of Plot C as PP has not obtained CFO NOC for the same.*
- c. *Maharashtra Pollution Control Board to ensure that action has been initiated against the PP under Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA Notification, 2006.*

do.



d. PP submitted that they have provided 6420.95 m² of mandatory RG on mother earth without any construction. Local planning authority to ensure the compliance of the same.

e. 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.

f. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.

g. 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.

h. SEIAA after deliberation decided to grant EC for-FSI: 2,52,937.88 m², Non-FSI- 1,67,050.64 m², total BUA-4,19,988.52 m². (Plan approval No. Zone1/6929, dated 09-02-2023).

16. SEIAA grants EC based on the information and documents provided by the PP. SEIAA, while grant of the impugned EC, has followed the procedure as given



under the EIA Notification, 2006 and as per the circulars, notifications, guidelines, office memorandums, issued by the MoEF&CC from time to time.

17. In light of the above averments, this respondent craves leave to file any additional reply as and when required. It is respectfully prayed that the Environment Department shall abide by any orders and directions issued by the Hon'ble Tribunal.

Whatever is stated above is true and correct to the best of my knowledge, ability and belief and I affirm it to be true.

Mumbai :

Date : 13 MAR 2026



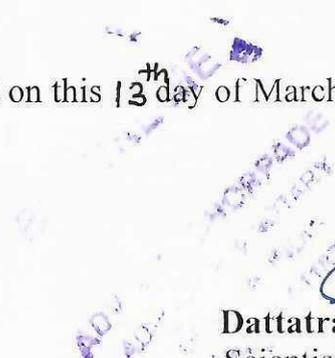
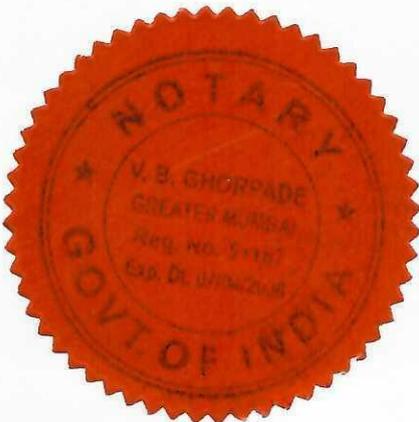
Dattatray Suryakant Bhalerao
Scientist-I & Deputy Secretary,
Environment & CC Department,
Government of Maharashtra



VERIFICATION

I, Dattatray Suryakant Bhalerao, Scientist-I & Deputy Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address 15th Floor, New Administrative Building, Hutatma Rajguru Chowk, Madam Cama Road, Mantralaya, Mumbai-400032. do hereby verify and declare that the statements made in the aforesaid paras are true and correct to the best of my knowledge and information and I believe the same to be true and that no material is has been concealed therefrom.

Solemnly affirmed on this 13th day of March, 2026 at Mumbai.



Dattatray Suryakant Bhalerao
Scientist-I & Deputy Secretary,
Environment & CC Department,
Government of Maharashtra



BEFORE ME

ADV. V. B. GHORPADE
ADVOCATE & NOTARY
GOVT OF INDIA
Reg. No. 51187



NOTED & REGISTERED
Sr. No. 863 Page No. 055
Dated 13 MAR 2026

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ANNEXURE-1

Item No.2.99 to 2.105

(Pune Bench)

BEFORE THE NATIONAL GREEN TRIBUNAL WESTERN ZONE BENCH, PUNE

[THROUGH PHYSICAL HEARING (WITH HYBRID OPTION)]

(I.As. From Batch at Item Nos.2.99 to 2.105)

**IA NOS.194/2024, 197/2024, 198/2024, 199/2024, 203/2024,
205/2024 AND 204/2024 IN APPEAL NOS.132/2024, 134/2024,
135/2024, 136/2024, 137/2024, 138/2024, 140/2024,
RESPECTIVELY**

WITH

**APPEAL NOS.132/2024, 134/2024, 135/2024, 136/2024, 137/2024,
138/2024 AND 140/2024**

Tanaji B. Gambhire

**... Applicant/
Appellant**

Versus

Union of India & Ors.

... Respondents

Date of hearing : 13.08.2025

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant/
Appellant : Applicant/Appellant in person present along with
Mr. Vijay Mhaske, Advocate in all these matters

Respondents : Mr. Pushkal Mishra, Advocate for R-1/MoEF&CC in all I.As.
Mr. Aniruddha Kulkarni, Standing Advocate along with
Mr. Savyasachi Bharadwaj, Advocate for R-2/SEIAA and
R-3/SEAC, in all I.As.
Ms. Manasi Joshi, Advocate along with Ms. Pooja Natu,
Advocate for R-7/MPCB
Mr. Rahul Garg, Advocate along with Mr. Shubham Rathod,
Advocate for R-8/PMC
Mr. Sachin Rajapurkar, Advocate for R-9/PP in I.A. No.194/2024
Mr. Saket Mone, Advocate along with Ms. Anchita Nair,
Advocate for R-9/PP in I.A. Nos.197/2024 and 198/2024
Mr. R.B. Mahabal, Advocate for R-9/PP in I.A. No.204/2024
Mr. Omkar Wangikar, Advocate for R-9/PP in I.A.No.203/2024

ORDER

1. In all these I.As. and Appeals, the Registry has wrongly shown the name of Mr. Nitin Lonkar, as learned counsel for the applicant/appellant in

the cause-list. In fact, the applicant/appellant Mr. Tanaji B. Gambhire has appeared in person in all these matters.

I.As. :

2. In all these appeals, the above numbered Interlocutory Applications (I.A.s) have been filed for condoning the delay caused in filing these Appeals.

3. Mr. Sachin Rajapurkar, learned counsel has appeared for respondent No.9 – Project Proponent in I.A. No.194/2024 in Appeal No.132/2024, learned counsel Mr. Saket Mone has appeared for respondent No.9 – Project Proponent in I.A. No.197/2024 in Appeal No.134/2024 and I.A. No.198/2024 in Appeal No.135/2024, learned counsel Mr. R.B. Mahabal has appeared for respondent No.9 – Project Proponent I.A. No.140/2024 in Appeal No.204/2024 while learned counsel Mr. Omkar Wangikar has appeared for respondent No.9 – Project Proponent in I.A. No.203/2024 in Appeal No.137/2024. In rest of the I.As. and Appeals, none has appeared for respondent No.9 – Project Proponent.

4. From the side of respondent No.1 – MoEF&CC, learned counsel Mr. Pushkal Mishra has appeared in all these matters.

5. From the side of respondent No.2/SEIAA and respondent No.3/SEAC, learned standing counsel Mr. Aniruddha Kulkarni has appeared in all these matters, from the side of respondent No.7/MPCB, learned counsel Ms. Manasi Joshi has appeared in all these matters and from the side of respondent No.8 – PMC, learned counsel Mr. Rahul Garg has appeared in all these matters.

6. None of the respondents have filed their objection against the present delay condonation applications (I.A.s), except respondent No.9 – Project Proponent in respective I.As. i.e. I.A. No.194/2024 in Appeal No.132/2024 (in which learned counsel Mr. Sachin Rajapurkar has appeared for respondent No.9), I.A. Nos.197/2024 in Appeal No.134/2024 and I.A.

No.198/2024 in Appeal No.135/2024 (in which learned counsel Mr. Saket Mone has appeared for respondent No.9 – Project Proponent) and in I.A. No.204/2024 in Appeal 140/2024 (in which learned counsel Mr. R.B. Mahabal has appeared for respondent No.9 – Project Proponent).

7. Learned counsel Mr. Sachin Rajapurkar, appearing for respondent No.9 – Project Proponent in I.A. No.194/2024 has appeared and states that he has filed reply dated 20.08.2024 stating therein that the ground mentioned for delay by the applicant/appellant is stated to be that he tried to file these appeals from 06.03.2024 to 09.03.2024, but due to technical problem with NGT Website, he could not upload/e-file the same successfully. Thereafter, he uploaded only the impugned Environmental Clearance purposefully and made payment just to generate the Diary Number. The appellant was not ready with entire compilation of the appeals. Further it is submitted by him that the applicant/appellant had filed bunch of 105 appeals requiring large number of documents to be uploaded. It is further mentioned that because of his personal health issue, the delay has occurred in filing the appeals in time. It is urged by learned counsel Mr. Rajapurkar that there is no documentary evidence produced on record in support of applicant's illness. Therefore, according to him, there is no justification to be considered for allowing these delay condonation applications.

8. In response to the above submissions made on behalf of respondent No.9, the applicant, who has appeared in person, submits that because of he having apprehension from his rivals, he could not and cannot disclose his illness in public. Therefore, he has brought his medical file with him for its perusal by this Tribunal. He submits that he is suffering from acute diabetes, because of which his eyesight had also got damaged at one point of time.

9. Mr. R.B. Mahabal, learned counsel representing respondent No.9 – Project Proponent in I.A. No.204 in Appeal No.140/2024 has appeared and states that affidavit-in-reply dated 04.12.2024 has been filed by them in which it is stated that the appeal was e-filed on 09.03.2024 in order to generate the Diary Number. The appellant had purposefully filed the appeal to procure the Diary Number by merely uploading the Environmental Clearance. The Registry had raised objection on 13.03.2024 regarding the appeal being defective and directed the applicant to remove the defects within seven days. The appellant failed to comply with the said direction. As a result, on 29.04.2024, the appeal, diary number of which was 2704138001722024, was listed for consideration by this Tribunal. It was observed in the order dated 29.04.2024 passed by this Tribunal that the applicant/appellant had filed only copy of the Environmental Clearance and did not file proper memo of appeal, only to claim the period of limitation by getting a diary number, instead of actually filing the case. Further it is also stated that perjury is also committed by the appellant as no medical evidence has been adduced from his side to prove that he was sick. In fact, on the dates when he was stated to be ill, he had also appeared before this Tribunal on several dates. Therefore, the statement to the effect that he was sick should be taken to be a false statement before this Tribunal.

10. In reply to above submissions, from the side of the applicant, he has already given explanation and we have already considered the objection from the side of respondent No.9 in Appeal No.132/2024, as original medical file of applicant's illness has been placed before us.

11. With regard to allegation that to get Diary Number generated in order to avoid delay condonation application to be moved, it is submitted by the applicant that he had filed a large number of appeals with which he could not cope up, particularly in view of his poor health condition.

12. Mr. Saket Mone, learned counsel representing respondent No.9 – Project Proponent in I.A. No.197/2024 in Appeal No.134/2024 and I.A. No.198/2024 in Appeal No.135/2024 has appeared and states that he is opposing delay condonation applications, but he leaves it to this Tribunal to pass appropriate order taking their reply into consideration. He submits that the applications for condonation of delay lack material particulars. Therefore, the same should be rejected.

13. As stated above, rest of the respondents, who have appeared through their respective counsel, have not filed objection to the present delay condonation applications.

14. After having heard the applicant/appellant, who has appeared in person and the learned counsel for the Project Proponent in respective cases and after perusal of the record, including the reply-affidavits of respondent No.9 – Project Proponent in respective applications, we are of the view that a large number of appeals approximately more than 105 have been filed on one and the same date by the appellant, which definitely would have taken long time for preparation of the documents, which appears to have resulted in delay in filing the present appeals. However, the period of delay caused in filing the appeals is in our discretion i.e. 30 days plus 60 days. As regards medical condition of the applicant/appellant, we are convinced that he was suffering from health problem because of which he might have difficulty to produce all the documents in time and file the appeals within the prescribed period of limitation. He was not sitting idle during this delayed period. We, therefore, deem it appropriate to condone the delay and accordingly condone the delay in all these applications. All the present Interlocutory Applications are allowed and disposed of.

APPEALS :

15. In all these appeals, the Environmental Clearance issued by the SEIAA has been assailed, which is ex post facto, on various grounds. Hence, considering the grounds raised in the memo of appeals, we admit all these appeals and direct the respondents to file their respective reply-affidavits within four weeks.

16. We may make it clear that as regards the ground amongst the grounds raised in these appeals, with respect to the Environmental Clearance having been issued post expiry of the term of SEIAA is already decided by us. Hence, the said ground is not pressed by the appellant.

17. With respect to Office Memorandum (O.M.) dated 07.07.2021, issued by the MoEF&CC, the Hon'ble Supreme Court has already held that the said O.M. cannot be made applicable as far as ex-post facto EC is concerned. Therefore, the appellant submits that he is assailing only the procedure which is alleged to have not been followed by the SEIAA while granting ex post facto EC and to that extent only, the present appeals are now to be considered by this Tribunal. Therefore, the respondents may file their reply-affidavit keeping these points in view.

18. Put up all these appeals for next consideration on 23.09.2025.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

August 13, 2025
IA No.194/2024+OTHERS (WZ)
npj

1737 ANNEXURE-2

F. No. 22-21/2020-IA.III

Government of India
Ministry of Environment, Forest and Climate Change
Impact Assessment Division

Indira ParyavaranBhawan
Jor Bagh Road, Aliganj
New Delhi – 110003
sujit.baju@gov.in

Date: 7th July, 2021

Office Memorandum

Subject: Standard Operating Procedure (SoP) for Identification and handling of violation cases under EIA Notification 2006 in compliance to order of Hon'ble National Green Tribunal in O.A. No.34/2020 WZ - Regarding.

The Ministry had issued a notification number S.O.804(E), dated the 14th March, 2017 detailing the process for grant of Terms of Reference and Environmental Clearance in respect of projects or activities which have started the work on site and/or expanded the production beyond the limit of Prior EC or changed the product mix without obtaining Prior EC under the EIA Notification, 2006.

2. This Notification was applicable for six months from the date of publication i.e. 14.03.2017 to 13.09.2017 and further based on court direction from 14.03.2018 to 13.04.2018.

3. Hon'ble NGT in Original Application No. 287 of 2020 in the matter of Dastak N.G.O. Vs Synochem Organics Pvt. Ltd. &Ors. and in applications pertaining to same subject matter in Original Application No. 298 of 2020 in Vineet Nagar Vs. Central Ground Water Authority &Ors., vide order dated 03.06.2021 held that "(...) **for past violations, the concerned authorities are free to take appropriate action in accordance with polluter pays principle, following due process**".

4. Further, the Hon'ble National Green Tribunal in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors., vide order dated 24.05.2021 has directed that "**...a proper SoP be laid down for grant of EC in such cases so as to address the gaps in binding law and practice being currently followed. The MoEF may also consider circulating such SoP to all SEIAAs in the country**".

5. Therefore, in compliance to the directions of the Hon'ble NGT a Standard Operating Procedure (SoP) for dealing with violation cases is required to be drawn. The Ministry is also seized of different categories of 'violation' cases which have been

pending for want of an approved structural/procedural framework based on 'Polluter Pays Principle' and 'Principle of Proportionality'. It is undoubtedly important that action under statutory provisions is taken against the defaulters/violators and a decision on the closure of the project or activity or otherwise is taken expeditiously.

6. In the light of the above directions of the Hon'ble Tribunal and the issues involved, the matter has accordingly been examined in detail in the Ministry. A detailed SoP has accordingly been framed and is outlined herein. The SoP is also guided by the observations / decisions of the Hon'ble Courts wherein principles of proportionality and polluters pay have been outlined.

7. Relevant Court Cases on the issue: It is noted that while deciding issues related to violations of the Environment Protection Act, 1986 on account of running the project/activity without prior environmental clearance or in excess of capacity allowed in such clearances, **the Hon'ble courts have, *inter-alia*, deliberated on various facets involving 'violation' cases and have enunciated principles of 'Proportionality' and 'Polluter Pays' in various decisions viz. Industrial Council for Enviro-Legal Action Vs Union of India (the Bichhri village industrial pollution case) (1996 SCC [3] 212); Alembic Pharmaceuticals Ltd. Vs Rohit Prajapati & Ors. (C.A. No. 1526 of 2016, order dated 1.4.2020) and Hindustan Copper Limited Vs Union of India in (W.P. (C) No. 2364 of 2014, order dated 28.11.2014).** The salient extracts of the judgements are as under:

Issue 1: Proposal for grant of Environmental Clearance in violation cases – to be considered on merits:

i. Hon'ble High Court of Jharkhand in the matter of Hindustan Copper Limited Vs Union of India in W.P. (C) No. 2364 of 2014, vide order dated 28.11.2014

Held: "(...) action for alleged violation would be an independent and separate proceeding and therefore, consideration of proposal for environment clearance cannot await initiation of action against the project proponent."

*"(...) the proposal of the petitioner company for **environmental clearance must be examined on its merits, independent of any proposed action for the alleged violation of the environmental laws.**"*

ii. Hon'ble Madras High Court in the matter of Puducherry Environment Protection Association Vs The Union of India in W.P. No. 11189 of 2017, vide order dated 13.10.2017

Held "27. The question is whether an establishment contributing to the economy of the country and providing livelihood to hundreds of people should be closed down only because of failure to obtain prior environmental clearance, even though the establishment may not otherwise be violating

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*pollution laws or the pollution, if any, can conveniently and effectively be checked. **The answer necessarily has to be in the negative.***

“29. It is reiterated that protection of environment and prevention of environmental pollution and degradation are non-negotiable. At the same time, the Court cannot altogether ignore the economy of the Nation and the need to protect the livelihood of hundreds of employees employed in projects, which as stated above, otherwise comply with or can be made to comply with norms.”

Issue 2: Environmental Clearance – Prospective & not ex-post facto:

Hon’ble Supreme Court in the matter of Common Cause Vs Union of India in W.P. (C) No. 114 of 2014, vide order dated 2.8.2017

*Held: “(...) an EC will come into force **not earlier than the date of its grant.**”*

Issue 3: ‘Principles of Proportionality’ – to be applied:

Hon’ble Supreme Court in the matter of Alembic Pharmaceuticals Ltd. Vs Rohit Prajapati & Ors. in C.A. No. 1526 of 2016, vide order dated 1.4.2020

*Held: “(...) **this Court must take a balanced approach** which holds the industries to account for having operated without environmental clearances in the past without ordering a closure of operations. The directions of the NGT for the revocation of the ECs and for closure of the units do not accord **with the principle of proportionality**”*

**Issue 4: ‘Polluter pays’ principle &
&**

Issue 5: Costs for remedial measures implicit in Sections 3 & 5 of Environment (Protection) Act, 1986.

Hon’ble Supreme Court in the matter of Indian Council for Enviro- Legal Action Vs Union of India (the Bichhri village industrial pollution case) in (1996 SCC [3] 212)

Held:

*a) The Central Government is empowered to take all measures and issue all such directions as are called for the above purpose. The said powers will **include giving directions ...** and also the power to **impose the cost of remedial measures** on the offending industry and utilize the amount so recovered for carrying out remedial measures.....*

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b) **Levy of costs required for carrying out remedial measures is implicit in Sections 3 and 5** which are couched in very wide and expansive language. Sections 3 and 5 of the Environment (Protection) Act, 1986, apart from other provisions of Water and Air Acts, empower the Government to make all such directions and take all such measures as are necessary or expedient for protecting and promoting the 'environment', which expression has been defined in very wide and expansive terms in Section 2 (a) of the Environment (Protection) Act. This power includes the power to prohibit an activity, close an industry, direct to carry out remedial measures, and wherever necessary impose the cost of remedial measures upon the offending industry.

c) The question of liability of the respondents to defray the costs of remedial measures can also be looked into from accepted universally sound principle, viz., the "**Polluter Pays**" **Principle**. "The polluter pays principle demands that the financial costs of preventing or remedying damage caused by pollution should lie with the undertakings which cause the pollution, or produce the goods which cause the pollution".

8. Legal provisions:

i. The Environment (Protection) Act, 1986 mandates the Central Government to take all measures as it deems necessary or expedient for the purpose of protecting and improving the quality of the environment and preventing, controlling and abating environmental pollution (reference sub-section (1) of Section 3 of Environment (Protection) Act, 1986). Further, clause (xiv) of sub-section (2) of Section 3 of the Environment (Protection) Act, 1986 specifies that the measures stipulated under sub-section (1) of Section 3 of the Environment (Protection) Act 1986 includes 'such other matters as the Central Government deems necessary or expedient for the purpose of securing effective implementation of the provisions of this Act'.

ii. Further, notwithstanding anything contained in any other law but subject to the provisions of the Environment Protection Act, 1986, Section 5 of the Environment (Protection) Act, 1986, provides that the Central Government may, in the exercise of powers and performance of Central Government functions under the said Act, issue directions in writing to any person, officer or any authority and such person, officer or authority shall be bound to comply with such directions.

9. Definition of Violation and Non-compliance:

The Standard Operating Procedure (SoP) considers 'Violation' & 'Non-compliance' from the following perspective:

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i. "Violation" means cases where projects have either started the construction work or installation or excavation, whichever is earlier, on site or have expanded the production capacity and / or project area beyond the limit specified in the Environmental Clearance (Prior-EC) without obtaining Prior-EC or change of scope without prior approval from the Ministry.

ii. "Non-compliance" means non-compliance of terms and conditions prescribed by the Regulatory Authority in the Prior Environment Clearance accorded to the project.

10. Standard Operating Procedure – Guiding Principles:

i. Without prejudice to any other consequences, **action has to be initiated under section 15 read with section 19** of The Environment (Protection) Act, 1986 **against all violations.**

ii. Projects not allowable/permissible, for grant of EC, as per extant regulations: **To be demolished.**

iii. Projects allowable/permissible, if prior EC had been taken as per extant regulations: **To be closed until EC is granted (if no prior EC has been taken) or to revert to permitted production level (in case prior EC has been granted).**

iv. **Polluter pays:** Violators to pay for violation period - proportionate to the scale of project and extent of commercial transaction.

v. Setting up a mechanism for reporting of violation to the regulatory authority(ies).

11. SOP for dealing with the violation cases:

Step 1: Closure or Revision

Sl no.	Status of EC	Actions
1	If no prior EC has been taken	Order to close its operation
2.	If prior EC is available for existing/old unit	Order to revert the activity/production to permissible limits.
3.	If prior EC was not required for earlier production level but is now required	Restrict the activity/production to the extent to which prior EC was not required.

Step 2: Action under Environment (Projection) Act, 1986

Action under section 15 read with section 19 of the Environment (Protection) Act, 1986 shall be initiated against the violators.

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Step: 3: Appraisal under EIA Notification, 2006

The permissibility of the project shall be examined from the perspective of whether such activity/project was at all eligible for the grant of prior EC.

A. If not permissible:

i. The project shall be **ordered for the demolition/closure after issuing show cause notice and providing an opportunity of hearing.**

*Ex. If a red industry is functioning in a CRZ-I area which means that the activity was, in the first place, not permitted at the time of commencement of project. Therefore, the activity is not permissible and therefore it shall be **closed & demolished.***

ii. Respective regulatory authorities shall issue directions under section 5 of the Environment (Protection) Act, 1986 for such closure & demolition of the project/activity.

B. If permissible:

i. As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete the impact assessment studies & submit Environmental Impact Assessment (EIA) report & Environmental Management Plan (EMP) in a time bound manner.

ii. Such cases of violation shall be subject to appropriate

(a) Damage Assessment

(b) Remedial Plan and

(c) Community Augmentation Plan by the Central level Sectoral Expert Appraisal Committees or State/Union Territory Level Expert Appraisal Committees, as the case may be.

iii. The Competent Authority shall issue directions to the project proponent, under section 5 of the Environment (Protection) Act, 1986 on case to case basis mandating payment of such amount (as may be determined based on Polluters Pay principle) and undertaking activities relating to Remedial Plan and Community Augmentation Plan (to restore environmental damage caused including its social aspects).

iv. Upon submission of the EIA & EMP report, the project shall be appraised by the Central Sectoral Expert Appraisal Committees or the State/Union Territory Level Expert Appraisal Committees, as the case may be, as if it was a new proposal. If, on examination of the EIA/EMP report, the project is considered permissible for operation as per extant regulations, the requisite Environmental Clearance shall be issued **which shall be effective from the date of issue.**

v. However, during appraisal after examination if it is found that even though the project may **be permissible but not environmentally sustainable in its present**

form/configuration/features then the project shall be directed to be **modified so that the project would be environmentally sustainable.**

vi. If, however, it is not considered appropriate to issue EC, the project shall be directed to be **demolished/ closed. If such proposal is a case of expansion, the project shall be directed to revert back to the extent of activity for which EC had been granted earlier or to revert back to the extent of activity for which EC was not required (as the case may be).**

vii. Central Sectoral Expert Appraisal Committees or the State/Union Territory Level Expert Appraisal Committees, as the case may be, may insist upon public hearing to be conducted for such categories of projects for which the EIA Notification 2006, as amended from time to time, requires the public hearing to be conducted.

viii. The project proponent will be required to **submit a bank guarantee equivalent to the amount of Remediation Plan and Natural & Community Resource Augmentation Plan with Central / the State Pollution Control Board (depending on whether it is appraised at Ministry or by SEIAA).** The quantification of such liability will be recommended by Expert Appraisal Committee and finalized by Regulatory Authority. The bank guarantee shall be deposited prior to the grant of environmental clearance and **will be released after successful implementation of the Remediation plan and Natural & Community Resource Augmentation Plan.**

Note - The activities, as per above clauses, shall be undertaken simultaneously wherever feasible. Environmental Clearance, if granted, to such projects or activities, after due appraisal of EIA/EMP report, **shall be effective only from the date of issuance of such clearance** and shall be subject to compliance of obligations towards Damage Assessment, Remedial Plan & Community Augmentation Plan, etc. finalized in each case.

12. Penalty provisions for Violation cases and applications:

a. For new projects:

- i. **Where operation has not commenced:** 1% of the total project cost incurred up to the date of filing of application along with EIA/EMP report; [Ex: Rs.1 lakh for project cost of Rs.1 Cr]
- ii. **Where operations have commenced without EC:** 1% of the total project cost incurred up to the date of filing of application along with EIA/EMP report **PLUS** 0.25% of the total turnover during the period of violation. [Ex: For Rs.100 Cr project cost and Rs.100 Cr total turnover, the penalty shall be Rs.1 Cr + Rs. 0.25 Cr = Rs.1.25 Cr]

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b. For expansion projects:

- i. **Where operation/production with expanded capacity has not commenced:**
1% of the project cost, attributable to the expansion, incurred up to the date of filing of application along with EIA/EMP report.
- ii. **Where operation/ production with expanded capacity have commenced:**
1% of the project cost (attributable to the expansion activity) incurred upto the date of filing of application along with EIA/EMP report PLUS 0.25% of the total turnover (attributable to the expanded activity/capacity) involved during the period of violation.

12.1. Without prejudice to obligation as per (a) & (b) above, where the project or activity is considered for appraisal as above & the project proponent fails to provide required information or requisite documents or complete the requisite study for the purpose of EIA/EMP reports or does not furnish such reports within such period, as specified by the appraisal committee, without reasonable cause, it shall be inferred that the project proponent is not serious enough and the project or activity shall be directed to be demolished / closed.

12.2. The percentage rates, as above, shall be halved if the project proponent *suo-moto* reports such violations without such violations coming to the knowledge of the Government either on inquiry or complaint.

12.3. The penalty, as above, shall be in addition to liability for carrying out various remedial measures which shall be worked out based on the damage assessment for quantifying the environmental damage caused due to unauthorized project activity [as per Step 3 enumerated above].

13. Identification of Violation cases:

With a view to protecting the environment and to expeditiously bring violators into a regulatory regime so as to prevent & control environment damage caused by such violation & to determine whether operation of such projects is permissible and to take action stipulated under Section 15 of the Environment (Protection) Act, 1986 for contravention of the provisions of the said Act, Rules, orders and directions, it is expedient to also identify the cases of violation, examine and appraise such projects so as to refrain them from causing further environmental damage and also to compensate for causing damage to the environment. Therefore, in exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986, the Central Government hereby directs that:-

- i. State Pollution Control Boards & Union Territory Pollution Control Committees, before grant or renewal of Consents under Water(Prevention & Control of Pollution) Act, 1974 & Air (Prevention& Control of Pollution) Act, 1981, shall ensure that the project proponents applies for or possess valid Prior



Environmental Clearance in terms of extant EIA Notification and shall not grant or renew CTO (Consent to Operate) unless Environment Clearance (if applicable) has been obtained.

- ii. The Central Pollution Control Board, all State Pollution Control Boards and all Union Territory Pollution Control Committees shall identify cases of violation under their respective jurisdiction, report such cases to the Ministry or State/Union Territory Level Environmental Impact Assessment Authority, as the case may be and also revoke CTO, if granted to the unit after giving an opportunity of being heard.
- iii. The Central Pollution Control Board, all State Pollution Control Boards and all Union Territory Pollution Control Committees shall expeditiously examine the references, received from public and other bodies, relating to violations and take necessary steps as per (ii) above.

14. This is issued with the approval of the Competent Authority.


(Dr. Sujit Kumar Bajpayee)
Joint Secretary (IA)

To

1. Chairperson/Member Secretary of Central Pollution Control Board
2. Chairperson/Member Secretaries of all the SEIAAs/SEACs
3. Chairman/Members of all the Expert Appraisal Committees
4. Chairman/Members of all the State Pollution Control Boards and Union Territory Pollution Control Committees

Copy for information:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble MoS for Environment, Forest and Climate Change
3. PPS to Secretary(EF&CC)
4. PPS to AS(RS) / AS (RA)/ AS (UD)/ JS(JT) / JS (MP)/ JS (NPG)
5. All the officers of IA Division
6. Website of MoEF&CC/PARIVESH/Guard file

Copy (by email) also forwarded to the Registrar, NGT, in compliance to instruction given in O.A No. 34/2020 WZ in the matter of Tanaji B. Gambhire vs. Chief Secretary, Government of Maharashtra and ors.(order dated 24.05.2021).

ANNEXURE-3

Day 2

25th May, 2023

12	P-12	SIA/MH/INFRA2/427509/2023	Expansion in Environmental Clearance for Residential and Commercial Project "Riverdale" at S.No. 16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3 + 17/5, Kharadi, Pune by M/s Duville Estates Pvt Ltd.
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Representative of PP was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for ToR under Violation Category for proposed residential and commercial project with total plot area of 1,27,733.94 m², FSI area of 2,52,937.88 m², Non FSI area of 1,67,050.64 m² and total BUA of 4,19,988.52 m².

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/427509/2023	
2.	Name of Project	Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra.	
3.	Project category	8(b) B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Mahendrakumar Govind Joshi Duville Estates Pvt. Ltd.
		Regd. Office address	81, Sopan Baug Near Mid-town society Ghorpadi Pune Maharashtra 411001
		Contact number	9822004426
		e-mail	mjoshi@duville.com
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
7.	Applied for	Expansion	
8.	Details of previous EC	EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016	

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		Amendment in EC vide no. SEIAA-EC-0000000365 dated 07.08.2018				
		Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019				
9.	Location of the project	At S. no. 14/1/2 (p)+16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra				
10.	Latitude and Longitude	Latitude - 18°32'25.79"N Longitude - 73°56'25.11"E				
11.	Total Plot Area (m ²)	1,27,733.94 m ² (min area considered 125349.28 m ²)				
12.	Deductions (m ²)	58,028.33 m ²				
13.	Net Plot area (m ²)	67,320.95 m ²				
14.	Proposed FSI area(m ²)	2,52,937.88 m ²				
15.	Proposed non-FSI area (m ²)	1,67,050.64 m ²				
16.	Proposed TBUA (m ²)	4,19,988.52 m ²				
17.	TBUA (m ²) approved by Planning Authority till date	IOD Approval vide outward no. Zone1/ 6929 dated 09-02-2023 for total construction area of 4,19,988.52 m ²				
18.	Ground coverage (m ²) & %	33244.1 m ² , 49.3%				
19.	Total Project Cost (Rs.)	Rs. 1442.85 Crore				
20.	CER as per MoEF& CC circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		CER shall be implemented as part of EMP as mentioned in OM F.No.22-65/2017- IA.III dated 30.09.2020				
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					Reason for Modification / Change
	Previous EC/ Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m) (Upto Terrace top slab)	Building Name	Configuration	Height (m) (Upto Terrace top slab)
	Plot A	3 St Pk+ 16 F	58.50	Plot A	3Pk+ 16 F	56.00

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Minutes of 171st SEAC-3 Meeting (Day 02) held on 24th, 25th & 26th May, 2023

	B1	6 St Pk+ 18 F	75.20	B1	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B2	6 St. Pk+ 18 F	75.20	B2	LG+4P+ 27 F	95.28	Increase in no. of Floors
	B3	6 St. Pk + 18 F	75.20	B3	LG+4Pk+ 27 F	95.28	Increase in no. of Floors
	B4	6 St. Pk+ 18 F	75.20	B4	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B5	6 St. Pk+ 18 F	75.20	-	-		Cancelled
	B6	6 St. Pk + 18 F	75.20	B6	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
	B7	2 St Pk + 15 F	75.20	B7	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
	-	-		B8	1B+5P+ 28 F	99.05	Newly proposed
	-	-		B9	G+27F	85.80	Newly proposed
	Sales Office	G	4.00	Sales Office	G+2 F	11.7	Increase in no. of Floors
	C1	5 St Pk+ 20 F	74.10	A	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C2	5 St Pk+ 20 F	74.10	B	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C3	5 St Pk+ 20 F	74.10	C	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C4	5 St Pk+ 20 F	74.10	D	St +3Pk+23 F	83.40	Increase in no. of Floors

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Minutes of 171st SEAC-3 Meeting (Day 02) held on 24th, 25th & 26th May, 2023

							& Change in tower name
	C5	5 St Pk+ 19 F	71.10	E	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	Plot D	St Pk+ 8 F	28.95	Plot D	B+P/G+8 F	27.40	Increase in no. of Floors
	E1	4 St Pk+ 19 F	82.00	E1	LP+St+3P k+24 F	85.20	Increase in no. of Floors
	E2 & E3 + shops	4 St Pk+ 18 F	79.00	E2	LP+St+3P k+24 F	85.20	Increase in no. of Floors
				E3	LP+St+3P k+24 F	85.20	Increase in no. of Floors
	Retail	G+ 2 F	12.00	-	-		Cancelled
	Club house	3 nos	6.00	Plot A	1 Multipur ose Hall (within building)	3.00	Increase in no.
				Plot B	2 Clubhous es Clubhous e 1 - G +1 (on podium) Clubhous e 2 - 1 F (on podim)	Clubho use 1- 7.35 Clubho use - 4.15	
				Plot C	1 Clubhous e - 1 F (Partly within building)	3.00	
				Plot E	1 Clubhous	3.00	

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Minutes of 171st SEAC-3 Meeting (Day 02) held on 24th, 25th & 26th May, 2023

		any:		
27.	Sewage and Wastewater	Sewage generation in CMD:	1705 KLD	
		STP technology:	MBBR	
		Capacity of STP(CMD):	1825 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	24 kg/day	Handed over to Authorized Agency
		Wet waste:	36 kg/day	
		Construction waste	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	2568.98	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	3581.67	Through Mechanical Composter (OWC)
		Hazardous waste:	-	-
		Biomedical waste	-	-
		E-Waste	44	Handed over to Authorized Dismantler/ Recycler
		STP Sludge (dry)	168	To be used as manure for gardening purpose
30.	Green Belt Development	Total RG area (m ²):	6973.61 m ²	
		Existing trees on plot:	<ul style="list-style-type: none"> Existing trees in 2016: 227 no. of trees were existing on site out of which 103 nos trees were to be retained on the site & Greenbelt. 45 no. trees were to be transplanted. Since the construction was in Phase wise manner during the process of 	

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			<p>construction natural growth of trees occurred and Cumulative quantity of no. of trees to be cut was 530 trees & Cumulative quantity of no. of trees to be transplanted was 204.</p> <ul style="list-style-type: none"> • Now 18 no. of trees have been retained on site & 660 no. of trees have been planted on plot A, C & E
		Number of trees to be planted:	<ul style="list-style-type: none"> • Required total compensatory plantation is 3375 nos. • Trees planted on Plot A,C & E is 660 nos. • New trees to be planted in Plot B is 300 nos. • New trees planted at Haranatale site as allocated by Garden Dept, PMC is 2500 no.
		Number of trees to be cut:	(530 are already Cut as mentioned above)
		Number of trees to be transplanted:	(204 already transplanted as mentioned above.)
31.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	250 MW
		During Operation phase (Connected Load):	20.39 MW
		During Operation phase (Demand load):	10.70 MW
		Transformer:	19 nos x 630 KVA
		DGs Set:	6922.5 (3 X 380 kVA + 2 x 500 kVA+ 4 x 600 kVA + 2 x

			625 kVA + 1x 750 kVA + + 1x 82.5 kVA + 1 X 200+ 1 X 100 kVA)		
		Fuel used:	HSD		
32.	Details of Energy saving	<ul style="list-style-type: none"> ▪ Energy efficient lighting using LED lamps ▪ Use of high energy efficient pumps for firefighting, UG tanks and STP ▪ LED lights are proposed for common areas such as open spaces, pathways RG etc. ▪ Provision of Solar PV Panel-5% of demand load ▪ Total % of savings due to renewable energy: Total savings: 24.51 % and savings due to renewable energy: 5.01 % 			
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring	Rs. 92.5 Lakhs/year	
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs.) (Lakh/Y)
		Sewage treatment	STP plant	360	72
		Water treatment	-	-	-
		RWH	Recharge pits	69	5
		Swimming Pool	4 nos- Total capacity 800 m ³	400	24
		Solid Waste	OWC	154	62
		Hazardous waste	-	-	
		e-waste	Authorized vendor	-	-
		Greenbelt development	Plantation & RG	336	50
		Energy saving	Solar hot water & PV	314	16

		Environmental Monitoring	Through laboratory	-	3
		Disaster Management	Provided	2801	148
		Total Cost		4434	380
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	2,243	3,327	As per Standard
		2-Wheeler	5,031	5,876	As per Standard
		Bicycles	1,456	1413	
36.	Details of Court cases/litigations w.r.t. the project and project location if any.				
	Court of Civil Judge Senior Division, Pune. Civil Suit No. 6027 of 2012 Sitaram Paranjape & Ors	The case is a partition Suit between Paranjape Family. Calypso Premises Pvt. Ltd. have already entered into Settlement Document with all family members. Calypso Premises Pvt. Ltd. have already applied for deletion of their names from the Family Partition Suit			
	Court of Civil Judge Senior Division, Pune. Special C. S.No. 226/2015 Anand Gorakh Chowdhary & Ors V/s Duville Estates Pvt. Ltd. & Ors	As per Tahsildar order number Vatap/ SR/23/1991 dated 23.01.1992 family partition was done. Late Tanaji Sakharam Choudhary executed registered document in the name of Mr. Behram Dubash and Mrs. Bakhtavar Dubash. Mr. Anand Gorakh Choudhary i.e the plaintiff is the third generation of Late Tanaji Sakharam Choudhary and he has filed a suit.			
	Court of Civil Judge Senior Division, Pune. Special C. S.No. 597/2015 S K Thorat V/s Behram B Dubash (Defendant No. 30, 31)	In addition to the civil suit, Mr. SK Thorat has applied in the Revenue Court and till date all the orders are in favour of Mr. Behram B Dubash i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector and Order of Hon. Div. Commissioner. He has filed an review application in front of the Divisional Commissioner.			
	Court of Civil Judge Senior Division, Pune. Regular C. S.No. 1774/2015 Sangeeta Ghule V/s Duville Estates Pvt. Ltd. & Ors	Plaintiff has already executed Settlement Agreement Withdrawal Purshis and Settlement Document submitted in the Court. Plaintiff and Advocate have not appeared for number of dates and the case has been dismissed.			
Court of Civil Judge Senior Division, Pune Special C. S.No. 48/2016 Shalini Bhujbal & Ors V/s Duville Estates Pvt. Ltd. & Ors	In addition to the civil suit Shalini Bhujbal & Ors have applied in the Revenue Court and till date all the orders are in favour of Behram B Dubash. i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector.				

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	<p>Court of Civil Judge Senior Division, Pune Special C. S.No. 142/2017Kalpana Vilas Khandave & Ors V/sDuville Estates Pvt. Ltd. & Ors</p>	<p>Mrs. Kalpana Vilas Khandave & Sharada Pakash Kadam were Plaintiff out of which Mrs. Sharada Prakash Kadam has settled outside the court and withdrawn RTS Appeal in front of SDO. as per settlement Mrs. Sharada Prakash Kadam & her legal heirs were present in the court and submitted Withdrawal Purshis and Settlement Document. Legal heirs of Late. Kalpana Vilas Khandave have also decided to settle the matter outside the court. Procedural part is remaining.</p>
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Deliberations:

PP stated that, the application is a Residential and Commercial Project located at Village Kharadi, Pune. PP further stated that, they have applied for ToR under violation category. PP informed that, the project has received 1st EC vide letter dated 28.06.2016 but the EC was restricted for total built up area of 45501.33 m². PP further stated that, subsequently, amendment in EC was obtained vide letter dated 07.08.2018 and letter dated 14.09.2019. The total construction area restricted for EC dated 28.06.2016, 07.08.2018 and 14.09.2019 was 1,46,538.33 m².

PP further informed that, the Project Proponent had applied for corrigendum in EC on 02/12/2021. SEAC-III considered the project in the 136th meeting and forwarded the proposal to SEIAA. SEIAA considered the project in 243rd meeting held on 30/05/2022 and rejected the proposal for Corrigendum and suggested to apply under Expansion category.

PP stated that, the constructed area as of today is 2,13272.56 m² (FSI Area : 103961.18 m², Non FSI : 109311.38 m²). PP further stated that, the proposed plot area is 1,27,733.94 m², FSI area is 2,52,937.88 m² and Non FSI area is 167050.64 m² and proposed built up area of 4,19,988.52 m². PP informed that, The scrutiny fees of 15 Lakh rs were paid on 11-04-2023. PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur is also received.

PP stated that, there is a small addition of piece of land admeasuring 3733.94 sq.mt in Plot B and also there is change in building layout and addition of floors. PP stated that the project comprises of Plot A with 3Pk+ 16 F building configuration, B1 and B4 with LG+4Pk+ 28 F, B2 and B3 with LG+4P+ 27 F, B6, B7 and B8 with 1B+5Pk+ 28 F, B9 with G+27F, Sales Office with G+2F, Building A, B, C, D, and E with St +3Pk+23 F configuration, Plot D with B+P/G+8 F, E1, E2, and E3 with LP+St+3Pk+24 F configuration, Plot A with 1 Multipurpose Hall (within

building), Plot B with 2 Clubhouses: Clubhouse 1 - G +1 (on podium) Clubhouse 2 - 1 F (on podium), Plot C with 1 Clubhouse - 1 F (Partly within building), and Plot E with 1 Clubhouse - 1 F (Partly within building) configuration.

The comparative statement for the project is as below:

Sr No.	Project Details	Details as per EC Received 28.06.2016	Proposed (Expansion in EC)	Remarks		
1	Name of Project	Riverdale	Riverdale	No Change		
2	Plot Area (m2)	1,24,000 .00	1,27,733.94	Increased		
3	Net Plot Area (m2)	66684.33	67320.95	Increased		
4	FSI Area (m2)	1,21,594.00	2,52,937.88	Increased(Increase in FSI is mainly due to new UDCPR and addition of plot)		
5	Non FSI Area (m2)	1,77,040.00	1,67,050.64	Reduced		
6	Total Construction Area (m2)	2,98,634.00	4,19,988.52	Increased		
7	Cost of project (Cr.)	840	1442.85	Increased		
8	Building Configuration	Plot A	Plot A			
		A	3 stilt Parking + 16FL	Plot A	3P+ 16 FL	No Change
		Plot B	Plot B			
		B1- B6	6 Stilt Parking + 18FL	B1 & B4	LG + 4P + 28FL	Floors increased
		B7	2 Stilt Parking + 15FL	B2 & B3	LG+4P+27 FL	Floors increased
				B6, B7 & B8	1B + 5P + 28FL	B8 added and Floors increased in B6&B7
				B9	G+27 FL	B9 added
		Sales Office	G FL	Sales Office	G+2FL	Floors increased
	Plot C	Plot C				

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		C1-C4	5 Stilt Parking + 20FL	A, B, C, D, E	Stilt + 3P + 23 FL	Floors increased Building names changed
		C5	5 Stilt Parking + 19FL			
		Plot D		Plot D		
		D	Stilt Parking + 8 floors	D	B+P/G + 8 FL	Floor increased
		Plot E		Plot E		
		E1	4 Stilt Parking + 19FL	E1-E3	LP+Stilt+3P + 24FL	Floor increased
		E2& E3 + Shops	4 Stilt parking +18 floors			
		Retail	Ground + 2 floors			Shops cancelled
		Club House	3	Club house	Plot A-1 Multipurpose hall Plot B -2 Club house Plot C -1 Club house Plot E - 1 Club house	Increased
				Society Office	Plot A-1 Plot B -3 Plot C -1 Plot D -1 Plot E - 1	Increased
9	No. of Flats	1357 resi + 32 Shops		2596 resi + 88 shops +12 offices+ 4club houses+1 multipurpose hall + 7 society offices		Increased
10	Total Water requirement(KLD)	1026		1825		Increased
11	Sewage generation (KLD)	789		1705		Increased
12	Total STP Capacity (KLD)	910		1825		Increased

13	Solid Waste (kg/d)	Wet waste: 2199 Dry waste: 1466	Wet waste: 3581.67 Dry waste: 2568.98	Increased
14	Parking (Nos)	4W: 2381 2W: 81, Cycles: 162	4W: 3327 2W: 5876 Cycles: 1413	Increased
15	Demand Load during Operation (KW)	7438	10708.71	Increased
16	Total DG Capacity during Operation (kVA)	3560	6922.5	Increased
17	RG Area m2	6925.53	6973.61	Increased
<p>Note: The project details mentioned in above comparative statement is for the first EC dated 28.06.2016. Subsequently the EC was amended vide no. SEIAAEC-0000000365 dated 07.08.2018 and EC vide no. SEIAA-EC-0000002005 dated 14.09.2019</p>				

Building configuration constructed on site is same as Building configuration approved in PMC sanctioned Building plans.

Building Name	EC1 date 28.06.2016	EC2 dt 07/08/2018, EC3 dt 14/09/2019	BUILDING CONSTRUCTION ON SITE	BUILDING CONFIGURATION AS PER PMC APPROVED BUILDING PLAN (LATEST APPROVAL FOR PLOT A, B, D dt 16-12- 2021 & PLOT C & E dt 18- 03-2021)	PROPOSED EXPANSION (APPROVED IN IOD dt 09-02- 2023)
Plot A	3StiltP+1 6 FL	Configuration is not mentioned in EC	3P+16 FL - same as EC	3P + 16 FL	3P+16 FL
B1	6Stilt PARK.+1 8 FL	Configuration is not mentioned in EC	Not constructed	B1+ 5P + 1 FL	LG+4P+28 FL
B2	6Stilt PARK.+1 8 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B3	6Stilt PARK.+1 8 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL

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B4	6Stilt PARK.+1 8 FL		Not constructed	-	LG+4P+28 FL
B6	6Stilt PARK.+1 8 FL		Parking Partly Constructed- <i>Change in Design</i>	B1+ 5P + 18 FL	1B+5P+28 FL
B7	2Stilt PARK.+1 5 FL			B1+ 5P + 18 FL	1B+5P+28 FL
B8	Not proposed			B1+ 5P + 18 FL	1B+5P+28 FL
B9	Not proposed		G+27FL- <i>Change in Design</i>	G + 27 FL	G+27 FL
Sales Office	GroundFl oor		GroundFloor	G + 1 FL	G+2 FL
C1	5Stilt PARK.+2 0 FL	Configuratio n is not mentioned in EC	Stilt+3P+ 23 FL- <i>Floors exceeded EC</i>	STILT + 3P + 23 FL	Stilt+3P+ 23 FL
C2	5Stilt PARK.+2 0 FL		Stilt+3P+ 23 FL- <i>Floors exceeded EC</i>		
C3	5Stilt PARK.+2 0 FL		Stilt+3P+ 23 FL- <i>Floors exceeded EC</i>		
C4	5Stilt PARK.+2 0 FL		Stilt+3P+ 23 FL- <i>Floors exceeded EC</i>		
C5	5Stilt PARK.+1 9 FL		Stilt+3P+ 23 FL- <i>Floors exceeded EC</i>		
Plot D	Stilt PARK.+8 FL	Configuratio n is not mentioned in	B+P/G+8 Floors - <i>Change</i>	B + P + 8 FL	B+P/G+ 8 FL

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		EC	in Design		
E1	4Stilt PARK.+1 9 FL	Configuratio n is not mentioned in EC	LP+Stilt+ 3P+24 FL- <i>Floors exceeded EC</i>	L + STILT + 3P + 24 FL	LP+Stilt+3P+ 24 FL
E2	4Stilt PARK.+1 8 FL		LP+Stilt+ 3P+24 FL- <i>Floors exceeded EC</i>		
E3	4Stilt PARK.+1 8 FL		LP+Stilt+ 3P+24 FL- <i>Floors exceeded EC</i>		
Retail	Ground+2 FL		<i>Separate Retail Building subseque ntly cancelled</i>		
<ul style="list-style-type: none"> ▪ Three clubhouses have been approved in EC1, 2 Clubhouses have been constructed on site in Plot C & E. Total 4 no. of clubhouses now proposed in IOD dated 09-02-2023 for entire project. ▪ Full potential of B1 to B4, B6 to B8 & FSI and Non FSI potential of entire project i.e 4,19,988.52 Sq.m has been approved in PMC sanctioned IOD plan dated 09-02-2023. 					

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(b) B1.

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

After detailed deliberations on the proposal committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021 issued by the Ministry of Environment, Forest & Climate Change, decided to

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issuing following Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP):

Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases	
The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28 th January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance” 2018.	
The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14 th March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12 th November 2018 in the proposal No IA/MH/MIN/68113/2017.	
A	Project Description
A 1	Project description, its importance and benefits.
A 2	Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage). hydro geological survey report with graphs & data.
A 3	Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A 4	Land acquisition status, R & R details.
A 5	Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A 6	High Tension lines or Hazard lines if any on the plot.
A 7	Plan showing HFL/CRZ lines.
A 8	Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including tis configuration as per earlier EC (if applicable) and proposed development.
A 9	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
A 10	Project cost shall be based on government notified stamp duty ready reckoner at time of application including cost of land and construction including civil, MEP works, environment services, site/land development, horticulture/landscape works etc complete
B	Base Line Data
B 1	Baseline environmental study for ambient air (PM ₁₀ , PM _{2.5} , SO ₂ , NO _x & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km, The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental

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		laboratory duly notified under the Environment (Protection) Act,1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	2	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformity to prevailing Tree Act.
B	3	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	4	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	5	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
B	6	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before and after development.
B	7	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	8	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	9	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	10	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL, HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concerned Coastal Zone Management Authority).
B	11	The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	12	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	13	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
B	14	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	15	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these

		aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
B	16	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.
B	17	Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
C	Traffic Impact Study	
C	1	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	2	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
C	3	Topographic details of roads and intersection of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.
C	4	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
C	5	Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	6	Parking statement mentioning parking as per DCR & parking provided actually.
C	7	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	Environmental Impact and Management Plan	
D	1	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	2	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	3	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E- waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along with marked locations on the master plan. Design details of waste processing

		equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.
D	4	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
D	6	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
D	7	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residential buildings are proposed.
D	8	A detailed phase wise development plan with safety planning where occupancy has been given.
D	9	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
D	10	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels& calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on ECBC compliance.
D	11	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total demand load shall be provided with Solar PV.
D	12	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
D	13	PP to submit Disaster management plan.
D	14	Preparation of site specific, executable and auditable environment management plan (EMP)
D	15	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
D	16	Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc
E	Environmental Modelling and additional Studies	
E	1	Fugitive dust modelling by using local meteorological data.

E	2	Ecological footprint calculation using LCA approach.
E	3	Estimation of Carbon footprint of the project and its analysis to be included.
E	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
E	6	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
E	7	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
E	8	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
E	9	Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
E	10	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.
E	11	PP to refer "approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal : "ecmpcb.in".
F	NOCs, Undertakings, CER and Litigations	
F	1	NOC's required: a) CFO, b) Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H) Defence/NAD etc
F	2	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
F	3	Include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in PP's MoU with society /maintenance agencies /vendors.
F	4	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
F	5	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
F	6	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
G	Specific Term of Reference	
G	1	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.

G	2	As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
G	3	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Plan and (c) Community Augmentation Plan.
G	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
G	5	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
G	6	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, due to violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready Reckoner Rates as well as the cost towards implementation of EMP should be clearly spelt out.
G	7	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
G	8	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
G	9	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
G	10	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project.

		d) Where the documents provided are in a language other than English, an English translation should be provided.
G	11	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
H	Other points:	
H	1	PP to submit the DP Plan.
H	2	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) on site along with the chronology.
H	3	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
H	4	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.

Project Specific ToR :

1. PP to submit the details of already installed and operating STPs along with their water quality reports.
2. PP to submit the details of Red line-Blue line of mula-mutha River with reference to the project site.

Decision: -

After deliberation, Committee decided to recommend the proposal to SEIAA for grant of ToR.

13	P-13	SIA/MH/INFRA2/424111/2023	Proposed Residential & Commercial Project by RUCHA ASSOCIATES
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Representative of PP was present during the meeting along with environmental consultant M/s. Sneha Hi-Tech Products Pvt. Ltd.

It is noted that, the PP has submitted the application for prior Environmental Clearance for proposed residential and commercial project with total plot area of 26600.0 m², FSI area of 43017.19 m², Non FSI area of 25565.62 m² and total BUA of 68582.81 m².

Brief information of the proposal is as below:

1.	Proposal No.	SIA/MH/INFRA2/424111/2023
2.	Name of Project	Proposed Residential & Commercial Project

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ANNEXURE-4

Minutes of 262nd Day 1 (Part D) meeting of SELAA held on 10th July, 2023

Item no. 48

Proposal No.:- SIA/MH/INFRA2/427509/2023

Type of Project: ToR

Subject- Expansion in Environmental Clearance for Residential and Commercial Project "Riverdale" at S.No. 16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3 + 17/5, Kharadi, Pune by M/s Duville Estates Pvt Ltd.

Project Details-

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

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/427509/2023	
2.	Name of Project	Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra.	
3.	Project category	8(b).B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Mahendrakumar Govind Joshi Duville Estates Pvt. Ltd.
		Regd. Office address	81, Sopan Baug Near Mid-town society Ghorpadi Pune Maharashtra 411001
		Contact number	9822004426
		e-mail	mjoshi@duville.com
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
7.	Applied for	Expansion	
8.	Details of previous EC	EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016 Amendment in EC vide no. SEIAA-EC-0000000365 dated 07.08.2018 Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019	
9.	Location of the project	At S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra	
10.	Latitude and Longitude	Latitude - 18°32'25.79"N Longitude - 73°56'25.11"E	
11.	Total Plot Area (m ²)	1,27,733.94 m ² (min area considered 125349.28 m ²)	
12.	Deductions (m ²)	58,028.33 m ²	
13.	Net Plot area (m ²)	67,320.95 m ²	
14.	Proposed FSI area(m ²)	2,52,937.88 m ²	
15.	Proposed non-FSI area (m ²)	1,67,050.64 m ²	
16.	Proposed TBUA (m ²)	4,19,988.52 m ²	

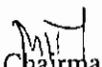

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17.	TBUA (m ²) approved by Planning Authority till date	IOD Approval vide outward no. Zone1/ 6929 dated 09-02-2023 for total construction area of 4,19,988.52 m ²					
18.	Ground coverage (m ²) & %	33244.1 m ² , 49.3%					
19.	Total Project Cost (Rs.)	Rs. 1442.85 Crore					
20.	CER as per MoEF& CC circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	CER shall be implemented as part of EMP as mentioned in OM F.No.22-65/2017- 1A.III dated 30.09.2020	
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					Reason for Modification / Change	
	Previous EC/ Existing Building			Proposed Configuration			
		Building Name	Configuration	Height (m) (Upto Terrace top slab)	Building Name	Configuration	Height (m) (Upto Terrace top slab)
		Plot A	3 St Pk+ 16 F	58.50	Plot A	3Pk+ 16 F	56.00
		B1	6 St Pk+ 18 F	75.20	B1	LG+4Pk+ 28 F	98.23
		B2	6 St. Pk+ 18 F	75.20	B2	LG+4P+ 27 F	95.28
		B3	6 St. Pk + 18 F	75.20	B3	LG+4Pk+ 27 F	95.28
		B4	6 St. Pk+ 18 F	75.20	B4	LG+4Pk+ 28 F	98.23
		B5	6 St. Pk+ 18 F	75.20	-	-	Cancelled
		B6	6 St. Pk + 18 F	75.20	B6	1B+5Pk+ 28 F	99.05
	B7	2 St Pk + 15 F	75.20	B7	1B+5Pk+ 28 F	99.05	
	-	-		B8	1B+5P+ 28 F	99.05	
	-	-		B9	G+27F	85.80	
	Sales Office	G	4.00	Sales Office	G+2 F	11.7	
	C1	5 St Pk+ 20 F	74.10	A	St +3Pk+23 F	83.40	


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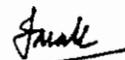
	C2	5 St Pk+ 20 F	74.10	B	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C3	5 St Pk+ 20 F	74.10	C	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C4	5 St Pk+ 20 F	74.10	D	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C5	5 St Pk+ 19 F	71.10	E	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	Plot D	St Pk+ 8 F	28.95	Plot D	B+P/G+8 F	27.40	Increase in no. of Floors
	E1	4 St Pk+ 19 F	82.00	E1	LP+St+3 Pk+24 F	85.20	Increase in no. of Floors
	E2 & E3 + shops	4 St Pk+ 18 F	79.00	E2	LP+St+3 Pk+24 F	85.20	Increase in no. of Floors
				E3	LP+St+3 Pk+24 F	85.20	Increase in no. of Floors
	Retail	G+ 2 F	12.00	-	-		Cancelled
	Club house	3 nos	6.00	Plot A	1 Multipur ose Hall (within building)	3.00	Increase in no.
				Plot B	2 Clubhous es Clubhous e 1 - G +1 (on podium) Clubhous e 2 - 1 F (on podim)	Clubho use I- 7.35 Clubho use - 4.15	
				Plot C	1 Clubhous e - 1 F (Partly within building)	3.00	
				Plot E	1 Clubhous e - 1 F	3.00	

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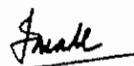
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					(Partly within building)		
22.	Total number of tenements		2596 residential + 88 Shops +12 offices + 4 club Houses + 1 multipurpose hall + 7 society offices				
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	1206	Fresh Water	1201		
		Recycled	704	Recycled	623		
		Swimming Pool	5	Swimming Pool	-		
		Flushing	623	Flushing	623		
		Total	1830	Total	1825		
		Waste water generation	1705	Waste water generation	1705		
24.	Water Storage Capacity for Firefighting/ UGT	Details of UGT tanks if any: a) Domestic + Drinking + Raw: 1280 m ³ b) Firefighting: 2100 m ³ c) Flushing: 551 m ³ d) HVAC Make-up: NA e) Treated water: Same as e) f) Swimming pool balancing tank: 95.4 m ³ (Four Swimming Pools)					
25.	Source of water	PMC					
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon level : 6-10 m Post-monsoon level : 4-6 m				
		Size and no of RWH tank(s) and Quantity:	1 No. 100 CMD RWH Tank				
		Quantity and size of recharge pits:	51 nos. RWH pits (5 Existing + 46 Proposed)				
		Details of UGT tanks if any:	As above				
27.	Sewage and Wastewater	Sewage generation in CMD:	1705 KLD				
		STP technology:	MBBR				
		Capacity of STP(CMD):	1825 KLD				
28.	Solid Waste Management during Construction	Type	Quantity (kg/d)	Treatment/disposal			
		Dry waste:	24 kg/day	Handed over to Authorized Agency			
		Wet waste:	36 kg/day				


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	Phase	Construction waste	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	2568.98	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	3581.67	Through Mechanical Composter (OWC)
		Hazardous waste:	-	-
		Biomedical waste	-	-
		E-Waste	44	Handed over to Authorized Dismantler/ Recycler
		STP Sludge (dry)	168	To be used as manure for gardening purpose
30.	Green Belt Development	Total RG area (m ²):		6973.61 m ²
		Existing trees on plot:		<ul style="list-style-type: none"> • Existing trees in 2016: 227 no. of trees were existing on site out of which 103 nos trees were to be retained on the site & Greenbelt. 45 no. trees were to be transplanted. • Since the construction was in Phase wise manner during the process of construction natural growth of trees occurred and Cumulative quantity of no. of trees to be cut was 530 trees & Cumulative quantity of no. of trees to be transplanted was 204. • Now 18 no. of trees have been retained on site & 660 no. of trees have been planted on plot A, C & E
		Number of trees to be planted:		<ul style="list-style-type: none"> • Required total compensatory plantation is 3375 nos. • Trees planted on Plot A,C & E is 660 nos. • New trees to be planted in Plot B is 300 nos.


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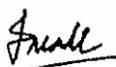
			<ul style="list-style-type: none"> New trees planted at Haranatale site as allocated by Garden Dept, PMC is 2500 no. 		
		Number of trees to be cut:	(530 are already Cut as mentioned above)		
		Number of trees to be transplanted:	(204 already transplanted as mentioned above.)		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	250 MW		
		During Operation phase (Connected Load):	20.39 MW		
		During Operation phase (Demand load):	10.70 MW		
		Transformer:	19 nos x 630 KVA		
		DGs Set:	6922.5 (3 X 380 kVA + 2 x 500 kVA+ 4 x 600 kVA + 2 x 625 kVA + 1x 750 kVA ++ 1x 82.5 kVA + 1 X 200+ 1 X 100 kVA)		
		Fuel used:	HSD		
32.	Details of Energy saving	<ul style="list-style-type: none"> Energy efficient lighting using LED lamps Use of high energy efficient pumps for firefighting, UG tanks and STP LED lights are proposed for common areas such as open spaces, pathways RG etc. Provision of Solar PV Panel-5% of demand load Total % of savings due to renewable energy: Total savings: 24.51 % and savings due to renewable energy: 5.01 % 			
33.	Environmental Management plan budget during Construction phase	Type	Details		Cost
		Capital	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring		Rs. 92.5 Lakhs/year
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs.) (Lakh/Y)
		Sewage treatment	STP plant	360	72
		Water treatment	-	-	-
		RWH	Recharge pits	69	5
		Swimming Pool	4 nos-	400	24

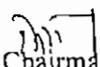
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			Total capacity 800 m ³		
		Solid Waste	OWC	154	62
		Hazardous waste	-	-	
		e-waste	Authorized vendor	-	-
		Greenbelt development	Plantation & RG	336	50
		Energy saving	Solar hot water & PV	314	16
		Environmental Monitoring	Through laboratory	-	3
		Disaster Management	Provided	2801	148
		Total Cost		4434	380
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	2,243	3,327	As per Standard
		2-Wheeler	5,031	5,876	As per Standard
		Bicycles	1,456	1413	
36.	Details of Court cases/litigations w.r.t. the project and project location if any.				
	Court of Civil Judge Senior Division, Pune. Civil Suit No. 6027 of 2012 Sitaram Paranjape & Ors		The case is a partition Suit between Paranjape Family. Calypso Premises Pvt. Ltd. have already entered into Settlement Document with all family members. Calypso Premises Pvt. Ltd. have already applied for deletion of their names from the Family Partition Suit		
	Court of Civil Judge Senior Division, Pune. Special C. S.No. 226/2015 Anand Gorakh Chowdhary & Ors V/s Duville Estates Pvt. Ltd. & Ors		As per Tahsildar order number Vatap/ SR/23/1991 dated 23.01.1992 family partition was done. Late Tanaji Sakharam Choudhary executed registered document in the name of Mr. Behram Dubash and Mrs. Bakhtavar Dubash. Mr. Anand Gorakh Choudhary i.e the plaintiff is the third generation of Late Tanaji Sakharam Choudhary and he has filed a suit.		
Court of Civil Judge Senior Division, Pune. Special C. S.No. 597/2015 K Thorat V/s Behram B Dubash (Defendant No. 30, 31)		In addition to the civil suit, Mr. SK Thorat has applied in the Revenue Court and till date all the orders are in favour of Mr. Behram B Dubash i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector and Order of Hon. Div. Commissioner. He has filed an review application in front of the Divisional Commissioner.			


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<p>Court of Civil Judge Senior Division, Pune. Regular C. S.No. 1774/2015Sangeeta Ghule V/sDuville Estates Pvt. Ltd. & Ors</p>	<p>Plaintiff has already executed Settlement Agreement Withdrawal Purshis and Settlement Document submitted in the Court. Plaintiff and Advocate have not appeared for number of dates and the case has been dismissed.</p>
<p>Court of Civil Judge Senior Division, Pune Special C. S.No. 48/2016Shalini Bhujbal & Ors V/sDuville Estates Pvt. Ltd. & Ors</p>	<p>In addition to the civil suit Shalini Bhujbal & Ors have applied in the Revenue Court and till date all the orders are in favour of Behram B Dubash. i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector.</p>
<p>Court of Civil Judge Senior Division, Pune Special C. S.No. 142/2017Kalpana Vilas Khandave & Ors V/sDuville Estates Pvt. Ltd. & Ors</p>	<p>Mrs. Kalpana Vilas Khandave & Sharada Pakash Kadam were Plaintiff out of which Mrs. Sharada Prakash Kadam has settled outside the court and withdrawn RTS Appeal in front of SDO. as per settlement Mrs. Sharada Prakash Kadam & her legal heirs were present in the court and submitted Withdrawal Purshis and Settlement Document. Legal heirs of Late. Kalpana Vilas Khandave have also decided to settle the matter outside the court. Procedural part is remaining.</p>

SEAC Deliberation -

PP stated that, the application is a Residential and Commercial Project located at Village Kharadi, Pune. PP further stated that, they have applied for ToR under violation category. PP informed that, the project has received 1st EC vide letter dated 28.06.2016 but the EC was restricted for total built up area of 45501.33 m². PP further stated that, subsequently, amendment in EC was obtained vide letter dated 07.08.2018 and letter dated 14.09.2019. The total construction area restricted for EC dated 28.06.2016, 07.08.2018 and 14.09.2019 was 1,46,538.33 m².

PP further informed that, the Project Proponent had applied for corrigendum in EC on 02/12/2021. SEAC-III considered the project in the 136th meeting and forwarded the proposal to SEIAA. SEIAA considered the project in 243rd meeting held on 30/05/2022 and rejected the proposal for Corrigendum and suggested to apply under Expansion category.

PP stated that, the constructed area as of today is 2,13272.56 m² (FSI Area : 103961.18 m², Non FSI : 109311.38 m²). PP further stated that, the proposed plot area is 1,27,733.94 m², FSI area is 2,52,937.88 m² and Non FSI area is 167050.64 m² and proposed built up area of 4,19,988.52 m². PP informed that, The scrutiny fees of 15 Lakh rs were paid on 11-04-2023. PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur is also received.

PP stated that, there is a small addition of piece of land admeasuring 3733.94 sq.mt in Plot B and also there is change in building layout and addition of floors. PP stated that the project comprises of Plot A with 3Pk+ 16 F building configuration, B1 and B4 with LG+4Pk+ 28 F,


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B2 and B3 with LG+4P+ 27 F, B6, B7 and B8 with 1B+5Pk+ 28 F, B9 with G+27F, Sales Office with G+2F, Building A, B, C, D, and E with St +3Pk+23 F configuration, Plot D with B+P/G+8 F, E1, E2, and E3 with LP+St+3Pk+24 F configuration, Plot A with 1 Multipurpose Hall (within building), Plot B with 2 Clubhouses: Clubhouse 1 - G +1 (on podium) Clubhouse 2 - 1 F (on podim), Plot C with 1 Clubhouse - 1 F (Partly within building), and Plot E with 1 Clubhouse - 1 F (Partly within building) configuration.

The comparative statement for the project is as below:

Sr No.	Project Details	Details as per EC Received 28.06.2016	Proposed (Expansion in EC)	Remarks		
1	Name of Project	Riverdale	Riverdale	No Change		
2	Plot Area (m2)	1,24,000.00	1,27,733.94	Increased		
3	Net Plot Area (m2)	66684.33	67320.95	Increased		
4	FSI Area (m2)	1,21,594.00	2,52,937.88	Increased(Increase in FSI is mainly due to new UDCPR and addition of plot)		
5	Non FSI Area (m2)	1,77,040.00	1,67,050.64	Reduced		
6	Total Construction Area (m2)	2,98,634.00	4,19,988.52	Increased		
7	Cost of project (Cr.)	840	1442.85	Increased		
8	Building Configuration	Plot A		Plot A		
		A	3 stilt Parking+ 16FL	Plot A	3P+ 16 FL	No Change
		Plot B		Plot B		
		B1-B6	6 Stilt Parking + 18FL	B1 & B4	LG + 4P + 28FL	Floors increased
		B7	2 Stilt Parking + 15FL	B2 & B3	LG+4P+27 FL	Floors increased
				B6, B7 & B8	1B + 5P + 28FL	B8 added and Floors increased in B6&B7
				B9	G+27 FL	B9 added
		Sales Office	G FL	Sales Office	G+2FL	Floors increased
		Plot C		Plot C		
		C1-C4	5 Stilt Parking + 20FL	A, B, C, D, E	Stilt + 3P + 23 FL	Floors increased Building names changed
		C5	5 Stilt Parking + 19FL			
		Plot D		Plot D		
		D	Stilt Parking + 8 floors	D	B+P/G + 8 FL	Floor increased
Plot E		Plot E				

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		E1	4 Stilt Parking + 19FL	E1-E3	LP+Stilt+3P + 24FL	Floor increased
		E2& E3 + Shops	4 Stilt parking +18 floors			
		Retail	Ground + 2 floors			Shops cancelled
		Club House	3	Club house	Plot A-1 Multipurposehall Plot B -2 Club house Plot C -1 Club house Plot E - 1 Club house	Increased
				Society Office	Plot A-1Plot B - 3Plot C -1 Plot D - 1 Plot E - 1	Increased
9	No. of Flats	1357 resi + 32 Shops		2596 resi + 88 shops +12 offices+ 4club houses+1 multipurpose hall + 7 society offices		Increased
10	Total Water requirement(KLD)	1026		1825		Increased
11	Sewage generation (KLD)	789		1705		Increased
12	Total STP Capacity (KLD)	910		1825		Increased
13	Solid Waste (kg/d)	Wet waste: 2199 Dry waste: 1466		Wet waste: 3581.67 Dry waste: 2568.98		Increased
14	Parking (Nos)	4W: 2381 2W: 81, Cycles: 162		4W: 3327 2W: 5876 Cycles: 1413		Increased
15	Demand Load during Operation (KW)	7438		10708.71		Increased
16	Total DG Capacity during Operation (kVA)	3560		6922.5		Increased
17	RG Area m2	6925.53		6973.61		Increased
<p>Note: The project details mentioned in above comparative statement is for the first EC dated 28.06.2016. Subsequently the EC was amended vide no. SEIAAEC-000000365 dated 07.08.2018 and EC vide no. SEIAA-EC-0000002005 dated 14.09.2019</p>						

Building configuration constructed on site is same as Building configuration approved in PMC sanctioned Building plans.

Building Name	EC1 dated 28.06.2016	EC2 dt 07/08/2018, EC3 dt 14/09/2019	BUILDING CONSTRUCTED ON SITE	BUILDING CONFIGURATION AS PER PMCAPPROVED BUILDING PLAN (LATEST APPROVAL FOR	PROPOSED EXPANSION (APPROVED IN IOD dt 09-02-2023)
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				PLOT A, B, D dt 16-12-2021 & PLOT C & E dt 18-03-2021)	
Plot A	3StiltP+16 FL	Configuration is not mentioned in EC	3P+16 FL - <i>same as EC</i>	3P + 16 FL	3P+16 FL
B1	6Stilt PARK.+18 FL	Configuration is not mentioned in EC	Not constructed	B1+ 5P + 1 FL	LG+4P+28 FL
B2	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B3	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B4	6Stilt PARK.+18 FL		Not constructed	-	LG+4P+28 FL
B6	6Stilt PARK.+18 FL		Parking Partly Constructed- <i>Change in Design</i>	B1+ 5P + 18 FL	1B+5P+28 FL
B7	2Stilt PARK.+15 FL			B1+ 5P + 18 FL	1B+5P+28 FL
B8	Not proposed			B1+ 5P + 18 FL	1B+5P+28 FL
B9	Not proposed		G+27FL- <i>Change in Design</i>	G + 27 FL	G+27 FL
Sales Office	Ground Floor		Ground Floor	G + 1 FL	G+2 FL
C1	5Stilt PARK.+20 FL	Configuration is not mentioned in EC	Stilt+3P+23 FL- <i>Floors exceeded EC</i>	STILT + 3P + 23 FL	Stilt+3P+ 23 FL
C2	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C3	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C4	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C5	5Stilt PARK.+19 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
Plot D	Stilt PARK.+8	Configuration is not mentioned in	B+P/G+8Floors -	B + P + 8 FL	B+P/G+ 8 FL

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M. Y.
Chairman

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	FL	EC	Change in Design		
E1	4Stilt PARK.+19 FL	Configuration is not mentioned in EC	LP+Stilt+3 P+24 FL- Floors exceeded EC	L + STILT + 3P + 24 FL	LP+Stilt+3P+ 24 FL
E2	4Stilt PARK.+18 FL		LP+Stilt+3 P+24 FL- Floors exceeded EC		
E3	4Stilt PARK.+18 FL		LP+Stilt+3 P+24 FL- Floors exceeded EC		
Retail	Ground+2 FL		Separate Retail Building subsequentl y cancelled		
<ul style="list-style-type: none"> • Three clubhouses have been approved in EC1, 2 Clubhouses have been constructed on site in Plot C & E. Total 4 no. of clubhouses now proposed in IOD dated 09-02-2023 for entire project. • Full potential of B1 to B4, B6 to B8 & FSI and Non FSI potential of entire project i.e 4,19,988.52 Sq.m has been approved in PMC sanctioned IOD planned dated 09-02-2023. 					

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

After detailed deliberations on the proposal committee confirmed the case to be of violation of the EIA Notification, 2006 and as per Office Memorandum- F. No. 22-21/2020-IA.III dated 07.07.2021 issued by the Ministry of Environment, Forest & Climate Change, decided to issuing following Term of Reference for undertaking EIA and preparation of Environment Management Plan (EMP):

Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases

The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28th January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018.

The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide

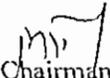

Member Secretary


Chairman

Minutes of 262nd Day 1 (Part D) meeting of SEIAA held on 10th July, 2023

Notification S.O.804 (E) dated 14 th March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12 th November 2018 in the proposal No IA/MH/MIN/68113/2017.	
A	Project Description
A	1 Project description, its importance and benefits.
A	2 Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage). hydro geological survey report with graphs & data.
A	3 Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A	4 Land acquisition status, R & R details.
A	5 Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A	6 High Tension lines or Hazard lines if any on the plot.
A	7 Plan showing HFL/CRZ lines.
A	8 Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed including tis configuration as per earlier EC (if applicable) and proposed development.
A	9 PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
A	10 Project cost shall be based on government notified stamp duty ready reckoner at time of application including cost of land and construction including civil, MEP works, environment services, site/land development, horticulture/landscape works etc complete
B	Base Line Data
B	1 Baseline environmental study for ambient air (PM ₁₀ , PM _{2.5} , SO ₂ , NO _x & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km, The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	2 Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformity to prevailing Tree Act.
B	3 Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	4 Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	5 Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.


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B	6	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before and after development.
B	7	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	8	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	9	Proximity to Arcas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	10	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL, HTL, CRZ area, location of the mine lease w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concerned Coastal Zone Management Authority).
B	11	The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	12	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	13	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
B	14	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	15	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
B	16	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.
B	17	Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
C	Traffic Impact Study	
C	1	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	2	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.

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Member Secretary

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Minutes of 262nd Day I (Part D) meeting of SEIAA held on 10th July, 2023

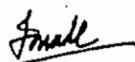
C	3	Topographic details of roads and intersection of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.
C	4	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
C	5	Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	6	Parking statement mentioning parking as per DCR & parking provided actually.
C	7	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	Environmental Impact and Management Plan	
D	1	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	2	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	3	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E-waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along with marked locations on the master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.
D	4	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions.
D	6	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
D	7	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residential buildings are proposed.
D	8	A detailed phase wise development plan with safety planning where occupancy has been given.
D	9	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.

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Member Secretary

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Chairman

Minutes of 262nd Day 1 (Part D) meeting of SEIAA held on 10th July, 2023

D	10	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels & calculations of energy saving; Energy efficient measures (LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on ECBC compliance.
D	11	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total demand load shall be provided with Solar PV.
D	12	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
D	13	PP to submit Disaster management plan.
D	14	Preparation of site specific, executable and auditable environment management plan (EMP)
D	15	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
D	16	Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc
E	Environmental Modelling and additional Studies	
E	1	Fugitive dust modelling by using local meteorological data.
E	2	Ecological footprint calculation using LCA approach.
E	3	Estimation of Carbon footprint of the project and its analysis to be included.
E	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
E	6	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
E	7	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
E	8	Measures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
E	9	Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
E	10	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final EIA/EMP Report of the Project.



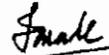
Member Secretary



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E	11	PP to refer "approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal : "ecmpcb.in".
F	NOCs, Undertakings, CER and Litigations	
F	1	NOC's required: a) CFO, b) Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H) Defence/NAD etc
F	2	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
F	3	Include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in PP's MoU with society /maintenance agencies /vendors.
F	4	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
F	5	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
F	6	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
G	Specific Term of Reference	
G	1	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
G	2	As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
G	3	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Plan and (c) Community Augmentation Plan.
G	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
G	5	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
G	6	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, due to violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready Reckoner Rates as well as the cost towards implementation of EMP should be clearly spelt out.
G	7	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.


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G	8	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
G	9	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
G	10	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
G	11	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
H	Other points:	
H	1	PP to submit the DP Plan.
H	2	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) on site along with the chronology.
H	3	PP to submit the all-approvals details (CC, OC etc) regarding project under consideration.
H	4	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.

Project Specific ToR :

1. PP to submit the details of already installed and operating STPs along with their water quality reports.
2. PP to submit the details of Red line-Blue line of mula-mutha River with reference to the project site.

Recommendations of SEAC-

After deliberation, Committee decided to recommend the proposal to SEIAA for grant of ToR.

Deliberation in SEIAA-

Proposal is recommended in 171th meeting of SEAC-3 for grant of Terms of References (TOR) under violation category.



Member Secretary



Chairman

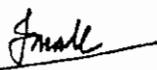
Minutes of 262nd Day 1 (Part D) meeting of SEIAA held on 10th July, 2023

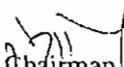
SEIAA further directed SEIAA cell to communicate with MPCB to confirm whether action has been initiated against the Project Proponent under section 15 of Environment (Protection) Act, 1986 for violating provisions of EIA Notification, 2006.

SEIAA after deliberation decided to grant of Terms of References (TOR) as per recommendation of SEAC.

SEIAA Decision-

SEIAA after deliberation decided to grant of Terms of References (TOR) as per recommendation of SEAC.


Member Secretary


Chairman

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ANNEXURE-5

State Environment Impact Assessment Authority

No. SIA/MH/INFRA2/427509/2023
Environment & Climate Change
Department, 217(Annex),
Mantralaya, Mumbai- 400032.
Date :. 07/08/2023

To,
M/s Duville Estates Pvt Ltd,
S.No. 16/1 + 16/2A + 16/2B +
16/3 + 17/1 + 17/3 + 17/5,
Kharadi, Pune.

Subject: Expansion in Environmental Clearance for Residential and Commercial Project "Riverdale" at S.No. 16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3 + 17/5, Kharadi, Pune by M/s Duville Estates Pvt Ltd.

Ref. : Your application no. SIA/MH/INFRA2/427509/2023

This has reference to your proposal submitted to State Environment Impact Assessment Authority (SEIAA) for seeking Terms of Reference (ToR) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986 under violation category as per MoEF&CC OM dated 07.07.2021.

2. The proposal for grant of Terms of Reference (ToR) which was considered by the State Expert Appraisal Committee (SEAC-3) in its 171st meeting and by SEIAA in its 262nd (Day-1) meeting held on 10.07.2023.
3. ToR for the said project is issued as per details of the project, which are as given below:-

1.	Proposal Number	SIA/MH/INFRA2/427509/2023	
2.	Name of Project	Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra.	
3.	Project category	8(b) B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Mahendrakumar Govind Joshi Duville Estates Pvt. Ltd.
		Regd. Office address	81, Sopan Baug Near Mid-town society Ghorpadi Pune Maharashtra 411001
		Contact number	9822004426
		e-mail	mjoshi@duville.com

6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W				
7.	Applied for	Expansion				
8.	Details of previous EC	EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016 Amendment in EC vide no. SEIAA-EC-0000000365 dated 07.08.2018 Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019				
9.	Location of the project	At S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra				
10.	Latitude and Longitude	Latitude - 18°32'25.79"N Longitude - 73°56'25.11"E				
11.	Total Plot Area (m ²)	1,27,733.94 m ² (min area considered 125349.28 m ²)				
12.	Deductions (m ²)	58,028.33 m ²				
13.	Net Plot area (m ²)	67,320.95 m ²				
14.	Proposed FSI arca(m ²)	2,52,937.88 m ²				
15.	Proposed non-FSI area (m ²)	1,67,050.64 m ²				
16.	Proposed TBUA (m ²)	4,19,988.52 m ²				
17.	TBUA (m ²) approved by Planning Authority till date	IOD Approval vide outward no. Zone1/ 6929 dated 09-02-2023 for total construction area of 4,19,988.52 m ²				
18.	Ground coverage (m ²) & %	33244.1 m ² , 49.3%				
19.	Total Project Cost (Rs.)	Rs. 1442.85 Crore				
20.	CER as per MoEF& CC circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		CER shall be implemented as part of EMP as mentioned in OM F.No.22-65/2017- IA.III dated 30.09.2020				
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					Reason for Modification / Change
	Previous EC/ Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m) (Upto Terrace top slab)	Building Name	Configuration	Height (m) (Upto Terrace top slab)

	Plot A	3 St Pk+ 16 F	58.50	Plot A	3Pk+ 16 F	56.00	No Change in floors.
	B1	6 St Pk+ 18 F	75.20	B1	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B2	6 St. Pk+ 18 F	75.20	B2	LG+4P+ 27 F	95.28	Increase in no. of Floors
	B3	6 St. Pk + 18 F	75.20	B3	LG+4Pk+ 27 F	95.28	Increase in no. of Floors
	B4	6 St. Pk+ 18 F	75.20	B4	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B5	6 St. Pk+ 18 F	75.20	-	-		Cancelled
	B6	6 St. Pk + 18 F	75.20	B6	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
	B7	2 St Pk + 15 F	75.20	B7	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
	-	-		B8	1B+5P+ 28 F	99.05	Newly proposed
	-	-		B9	G+27F	85.80	Newly proposed
	Sales Office	G	4.00	Sales Office	G+2 F	11.7	Increase in no. of Floors
	C1	5 St Pk+ 20 F	74.10	A	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C2	5 St Pk+ 20 F	74.10	B	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C3	5 St Pk+ 20 F	74.10	C	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C4	5 St Pk+ 20 F	74.10	D	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C5	5 St Pk+ 19 F	71.10	E	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	Plot D	St Pk+ 8 F	28.95	Plot D	B+P/G+8 F	27.40	Increase in no. of Floors
	E1	4 St Pk+ 19 F	82.00	E1	LP+St+3 Pk+24 F	85.20	Increase in no. of Floors
	E2 & E3 + shops	4 St Pk+ 18 F	79.00	E2	LP+St+3 Pk+24 F	85.20	Increase in no. of Floors

				E3	LP+St+3 Pk+24 F	85.20	Increase in no. of Floors
	Retail	G+2 F	12.00	-	-		Cancelled
	Club house	3 nos	6.00	Plot A	1 Multipurpose Hall (within building)	3.00	Increase in no.
				Plot B	2 Clubhouses Clubhouse 1 - G +1 (on podium) Clubhouse 2 - 1 F (on podium)	Clubhouse 1 - 7.35 Clubhouse - 4.15	
				Plot C	1 Clubhouse - 1 F (Partly within building)	3.00	
				Plot E	1 Clubhouse - 1 F (Partly within building)	3.00	
22.	Total number of tenements			2596 residential + 88 Shops +12 offices + 4 club Houses + 1 multipurpose hall + 7 society offices			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	1206	Fresh Water	1201		
		Recycled	704	Recycled	623		
		Swimming Pool	5	Swimming Pool	-		
		Flushing	623	Flushing	623		
		Total	1830	Total	1825		

		Waste water generation	1705	Waste water generation	1705
24.	Water Storage Capacity for Firefighting/UGT	Details of UGT tanks if any: a) Domestic + Drinking + Raw: 1280 m ³ b) Firefighting: 2100 m ³ c) Flushing: 551 m ³ d) HVAC Make-up: NA e) Treated water: Same as c) f) Swimming pool balancing tank: 95.4 m ³ (Four Swimming Pools)			
25.	Source of water	PMC			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon level : 6-10 m Post-monsoon level : 4-6 m		
		Size and no of RWH tank(s) and Quantity:	1 No. 100 CMD RWH Tank		
		Quantity and size of recharge pits:	51 nos. RWH pits (5 Existing + 46 Proposed)		
		Details of UGT tanks if any:	As above		
27.	Sewage and Wastewater	Sewage generation in CMD:	1705 KLD		
		STP technology:	MBBR		
		Capacity of STP(CMD):	1825 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	24 kg/day	Handed over to Authorized Agency	
		Wet waste:	36 kg/day		
		Construction waste	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	2568.98	Handed over to authorized recycler for further handling & disposal purpose	
		Wet waste:	3581.67	Through Mechanical Composter (OWC)	
		Hazardous waste:	-	-	
		Biomedical	-	-	

		waste		
		E-Waste	44	Handed over to Authorized Dismantler/ Recycler
		STP Sludge (dry)	168	To be used as manure for gardening purpose
		Total RG area (m ²):		6973.61 m ²
		Existing trees on plot:		<ul style="list-style-type: none"> Existing trees in 2016: 227 no. of trees were existing on site out of which 103 nos trees were to be retained on the site & Greenbelt. 45 no. trees were to be transplanted. Since the construction was in Phase wise manner during the process of construction natural growth of trees occurred and Cumulative quantity of no. of trees to be cut was 530 trees & Cumulative quantity of no. of trees to be transplanted was 204. Now 18 no. of trees have been retained on site & 660 no. of trees have been planted on plot A, C & E
		Number of trees to be planted:		<ul style="list-style-type: none"> Required total compensatory plantation is 3375 nos. Trees planted on Plot A,C & E is 660 nos. New trees to be planted in Plot B is 300 nos. New trees planted at Haranatale site as allocated by Garden Dept, PMC is 2500 no.
		Number of trees to be cut:		(530 are already Cut as mentioned above)
		Number of trees to be transplanted:		(204 already transplanted as mentioned above.)
31.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		250 MW

		During Operation phase (Connected Load):	20.39 MW		
		During Operation phase (Demand load):	10.70 MW		
		Transformer:	19 nos x 630 KVA		
		DGs Set:	6922.5 (3 X 380 kVA + 2 x 500 kVA+ 4 x 600 kVA + 2 x 625 kVA + 1x 750 kVA ++ 1x 82.5 kVA + 1 X 200+ 1 X 100 kVA)		
		Fuel used:	HSD		
32.	Details of Energy saving	<ul style="list-style-type: none"> ▪ Energy efficient lighting using LED lamps ▪ Use of high energy efficient pumps for firefighting, UG tanks and STP ▪ LED lights are proposed for common areas such as open spaces, pathways RG etc. ▪ Provision of Solar PV Panel-5% of demand load ▪ Total % of savings due to renewable energy: Total savings: 24.51 % and savings due to renewable energy: 5.01 % 			
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring	Rs. 92.5 Lakhs/year	
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs.) (Lakh/Y)
		Sewage treatment	STP plant	360	72
		Water treatment	-	-	-
		RWH	Recharge pits	69	5
		Swimming Pool	4 nos- Total capacity 800 m ³	400	24
		Solid Waste	OWC	154	62
		Hazardous waste	-	-	-
		e-waste	Authorized vendor	-	-

		Greenbelt development	Plantation & RG	336	50
		Energy saving	Solar hot water & PV	314	16
		Environmental Monitoring	Through laboratory	-	3
		Disaster Management	Provided	2801	148
		Total Cost		4434	380
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	2,243	3,327	As per Standard
		2-Wheeler	5,031	5,876	As per Standard
		Bicycles	1,456	1413	
36.	Details of Court cases/litigations w.r.t. the project and project location if any.				
		Court of Civil Judge Senior Division, Pune. Civil Suit No. 6027 of 2012 Sitaram Paranjape & Ors	The case is a partition Suit between Paranjape Family. Calypso Premises Pvt. Ltd. have already entered into Settlement Document with all family members. Calypso Premises Pvt. Ltd. have already applied for deletion of their names from the Family Partition Suit		
		Court of Civil Judge Senior Division, Pune. Special C. S.No. 226/2015 Anand Gorakh Chowdhary & Ors V/s Duville Estates Pvt. Ltd. & Ors	As per Tahsildar order number Vatap/ SR/23/1991 dated 23.01.1992 family partition was done. Late Tanaji Sakharam Choudhary executed registered document in the name of Mr. Behram Dubash and Mrs. Bakhtavar Dubash. Mr. Anand Gorakh Choudhary i.e the plaintiff is the third generation of Late Tanaji Sakharam Choudhary and he has filed a suit.		
		Court of Civil Judge Senior Division, Pune. Special C. S.No. 597/2015 S K Thorat V/s Behram B Dubash (Defendant No. 30, 31)	In addition to the civil suit, Mr. SK Thorat has applied in the Revenue Court and till date all the orders are in favour of Mr. Behram B Dubash i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector and Order of Hon. Div. Commissioner. He has filed an review application in front of the Divisional Commissioner.		
	Court of Civil Judge Senior Division, Pune. Regular C. S.No. 1774/2015 Sangeeta Ghule V/s Duville Estates Pvt. Ltd. & Ors	Plaintiff has already executed Settlement Agreement Withdrawal Purshis and Settlement Document submitted in the Court. Plaintiff and Advocate have not appeared for number of dates and the case has been dismissed.			

Court of Civil Judge Senior Division, Pune Special C. S.No. 48/2016Shalini Bhujbal & Ors V/sDuville Estates Pvt. Ltd. & Ors	In addition to the civil suit Shalini Bhujbal & Ors have applied in the Revenue Court and till date all the orders are in favour of Behram B Dubash. i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector.
Court of Civil Judge Senior Division, Pune Special C. S.No. 142/2017Kalpana Vilas Khandave & Ors V/sDuville Estates Pvt. Ltd. & Ors	Mrs. Kalpana Vilas Khandave & Sharada Pakash Kadam were Plaintiff out of which Mrs. Sharada Prakash Kadam has settled outside the court and withdrawn RTS Appeal in front of SDO. as per settlement Mrs. Sharada Prakash Kadam & her legal heirs were present in the court and submitted Withdrawal Purshis and Settlement Document. Legal heirs of Late. Kalpana Vilas Khandave have also decided to settle the matter outside the court. Procedural part is remaining.

The comparative statement for the project is as below:

Sr No.	Project Details	Details as per EC Received 28.06.2016	Proposed (Expansion in EC)	Remarks	
1	Name of Project	Riverdale	Riverdale	No Change	
2	Plot Area (m2)	1,24,000 .00	1,27,733.94	Increased	
3	Net Plot Area (m2)	66684.33	67320.95	Increased	
4	FSI Area (m2)	1,21,594.00	2,52,937.88	Increased(Increase in FSI is mainly due to new UDCPR andaddition of plot)	
5	Non FSI Area (m2)	1,77,040.00	1,67,050.64	Reduced	
6	Total Construction Area (m2)	2,98,634.00	4,19,988.52	Increased	
7	Cost of project (Cr.)	840	1442.85	Increased	
8	Building Configuration	Plot A	Plot A		
		A	3 stilt Parking + 16FL	Plot A 3P+ 16 FL	No Change
		Plot B	Plot B		

B1-B6	6 Stilt Parking + 18FL	B1 & B4	LG + 4P + 28FL	Floors increased
B7	2 Stilt Parking + 15FL	B2 & B3	LG+4P+27 FL	Floors increased
		B6, B7 & B8	1B + 5P + 28FL	B8 added and Floors increased in B6&B7
		B9	G+27 FL	B9 added
Sales Office	G FL	Sales Office	G+2FL	Floors increased
Plot C		Plot C		
C1-C4	5 Stilt Parking + 20FL	A, B, C, D, E	Stilt + 3P + 23 FL	Floors increased Building names changed
C5	5 Stilt Parking + 19FL			
Plot D		Plot D		
D	Stilt Parking + 8 floors	D	B+P/G + 8 FL	Floor increased
Plot E		Plot E		
E1	4 Stilt Parking + 19FL	E1-E3	LP+Stilt+3P + 24FL	Floor increased
E2& E3 + Shops	4 Stilt parking + 18 floors			
Retail	Ground + 2 floors			Shops cancelled
Club House	3	Club house	Plot A-1 Multipurposehall Plot B -2 Club house Plot C -1 Club house	Increased

				Plot E - 1 Club house	
			Society Office	Plot A-1 Plot B - 3 Plot C -1 Plot D -1 Plot E - 1	Increased
9	No. of Flats	1357 resi + 32 Shops	2596 resi + 88 shops +12 offices+ 4club houses+1 multipurpose hall + 7 society offices		Increased
10	Total Water requirement(KLD)	1026	1825		Increased
11	Sewage generation (KLD)	789	1705		Increased
12	Total STP Capacity (KLD)	910	1825		Increased
13	Solid Waste (kg/d)	Wet waste: 2199 Dry waste: 1466	Wet waste: 3581.67 Dry waste: 2568.98		Increased
14	Parking (Nos)	4W: 2381 2W: 81, Cycles: 162	4W: 3327 2W: 5876 Cycles: 1413		Increased
15	Demand Load during Operation (KW)	7438	10708.71		Increased
16	Total DG Capacity during Operation (kVA)	3560	6922.5		Increased
17	RG Area m2	6925.53	6973.61		Increased
Note: The project details mentioned in above comparative statement is for the first EC dated 28.06.2016. Subsequently the EC was amended vide no. SEIAAEC-0000000365 dated 07.08.2018 and EC vide no. SEIAA-EC-0000002005 dated 14.09.2019					

Building configuration constructed on site is same as Building configuration approved in PMC sanctioned Building plans.

Building Name	EC1 date d28.06.2016	EC2 dt 07/08/2018, EC3 dt 14/09/2019	BUILDING CONSTRUCTION D ON SITE	BUILDING CONFIGURATION AS PER PMC APPROVED BUILDING PLAN (LATEST APPROVAL FOR PLOT A, B, D dt 16-12-	PROPOSED EXPANSION (APPROVED IN IOD dt 09-02- 2023)
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				2021 & PLOT C & E dt 18- 03-2021)	
Plot A	3StiltP+1 6 FL	Configuratio n is not mentioned in EC	3P+16 FL - <i>same as</i> <i>EC</i>	3P + 16 FL	3P+16 FL
B1	6Stilt PARK.+1 8 FL	Configuratio n is not mentioned in EC	Not constructed	B1+ 5P + 1 FL	LG+4P+28 FL
B2	6Stilt PARK.+1 8 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B3	6Stilt PARK.+1 8 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B4	6Stilt PARK.+1 8 FL		Not constructed	-	LG+4P+28 FL
B6	6Stilt PARK.+1 8 FL		Parking Partly Constructed- <i>Change in Design</i>	B1+ 5P + 18 FL	1B+5P+28 FL
B7	2Stilt PARK.+1 5 FL			B1+ 5P + 18 FL	1B+5P+28 FL
B8	Not proposed			B1+ 5P + 18 FL	1B+5P+28 FL
B9	Not proposed		G+27FL- <i>Change in</i> <i>Design</i>	G + 27 FL	G+27 FL
Sales Office	Ground Floor		Ground Floor	G + 1 FL	G+2 FL
C1	5Stilt PARK.+2 0 FL		Configuratio n is not mentioned in EC	Stilt+3P+ 23 FL- <i>Floors</i> <i>exceeded</i> <i>EC</i>	STILT + 3P + 23 FL
C2	5Stilt PARK.+2 0 FL	Stilt+3P+ 23 FL- <i>Floors</i> <i>exceeded</i> <i>EC</i>			
C3	5Stilt	Stilt+3P+			

	PARK.+2 0 FL		23 FL- <i>Floors exceeded</i> EC		
C4	5Stilt PARK.+2 0 FL		Stilt+3P+ 23 FL- <i>Floors exceeded</i> EC		
C5	5Stilt PARK.+1 9 FL		Stilt+3P+ 23 FL- <i>Floors exceeded</i> EC		
Plot D	Stilt PARK.+8 FL	Configuratio n is not mentioned in EC	B+P/G+8 Floors - <i>Change</i> <i>in Design</i>	B + P + 8 FL	B+P/G+ 8 FL
E1	4Stilt PARK.+1 9 FL	Configuratio n is not mentioned in EC	LP+Stilt+ 3P+24 FL- <i>Floors exceeded</i> EC	L + STILT + 3P + 24 FL	LP+Stilt+3P+ 24 FL
E2	4Stilt PARK.+1 8 FL		LP+Stilt+ 3P+24 FL- <i>Floors exceeded</i> EC		
E3	4Stilt PARK.+1 8 FL		LP+Stilt+ 3P+24 FL- <i>Floors exceeded</i> EC		
Retail	Ground+2 FL		<i>Separate</i> <i>Retail</i> <i>Building</i> <i>subseque</i> <i>ntly</i> <i>cancelled</i>		

- Three clubhouses have been approved in EC1, 2 Clubhouses have been constructed on site in Plot C & E. Total 4 no. of clubhouses now proposed in IOD dated 09-02-2023 for entire project.
- Full potential of B1 to B4, B6 to B8 & FSI and Non FSI potential of entire project i.e 4,19,988.52 Sq.m has been approved in PMC sanctioned IOD dated 09-02-2023.

4. The project/ activity is covered under item 8(b) of the Schedule to the EIA Notification, 2006 under violation category.
5. SEAC-3 in its 171st meeting after detailed deliberation recommended the project for grant of ToR. As per the recommendations of the SEAC, the SEIAA hereby accords ToR for preparation of the Environment Impact Assessment (EIA) Report and Environment Management Plan (EMP) the following specific and general conditions:-

Specific Conditions

Terms of Reference for EIA and preparation of Environment Management Plan (EMP) for Violation Cases	
The following Terms of Reference (TOR) for violation cases shall be read along with Ministry of Environment Forest and Climate Change orders no F.No.22-21/2020-IA.III Dated 7th July 2021 and F No. 22-21/2020-IA.III (E 138949) dated 28 th January 2022 and Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018.	
The following TOR are drafted with reference to Ministry of Environment Forest and Climate Change impact assessment division TORs for Violation Case a) For Construction Sector vide Notification S.O.804 (E) dated 14 th March 2017 in the matter of IA/HR/NCP/63612/2017 and b) For Mining Sector dated 12 th November 2018 in the proposal No IA/MH/MIN/68113/2017.	
A	Project Description
A	1 Project description, its importance and benefits.
A	2 Project site details (location, topo-sheet of the study area of 10 Km, Coordinates, google map, layout map, land use, geological features and geo-hydrological status of the study area, drainage). hydro geological survey report with graphs & data.
A	3 Land use as per the approved Master Plan of the area, Permission/approvals required from the land owning agencies, Planning / Development Authorities, Local Body, Water supply & Sewerage Board, etc.
A	4 Land acquisition status, R & R details.
A	5 Forest and Wildlife and eco-sensitive zones, if any in the study area of 10 km. Any sensitive areas in impact zone such as archaeological structures, reserved forest, noise sensitive zones etc. Clearances required under the Forest (Conservation) Act, 1980, the Wildlife (Protection) Act, 1972 and/or the Environment (Protection) Act, 1986.
A	6 High Tension lines or Hazard lines if any on the plot.
A	7 Plan showing HFL/CRZ lines.
A	8 Permissions granted by State Government in tabular and chronological form. Comparative statement of components approved and components constructed

		including tis configuration as per earlier EC (if applicable) and proposed development.
A	9	PP to submit the detailed master plan indicating already completed construction and proposed construction. PP to submit the certificate from registered architect for completed work, built up area and configuration.
A	10	Project cost shall be based on government notified stamp duty ready reckoner at time of application including cost of land and construction including civil, MEP works, environment services, site/land development, horticulture/landscape works etc complete
B	Base Line Data	
B	1	Baseline environmental study for ambient air (PM ₁₀ , PM _{2.5} , SO ₂ , NO _x & CO), water (both surface and ground), noise and soil for one month (except monsoon period) as per MoEF&CC/CPCB guidelines at minimum 5 locations in the study area of 10 km, The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
B	2	Detail on flora and fauna and socio-economic aspects in the study area. Details of tree cutting, tree transplantation and survival report of existing trees including conformity to prevailing Tree Act.
B	3	Likely impact of the project on the environmental parameters (ambient air surface and ground water, land, flora and fauna and socio-economic, etc.)
B	4	Source of water for different identified purposes with the permissions required from the concerned authorities, both for surface water and the ground water (by CGWA) as the case may be, Rain water harvesting, etc.
B	5	Socio-economic infrastructure details including public transport arrangements on the site; PP to mention details of socio-economic in EIA.
B	6	PP to submit contour map with slopes, drainage pattern of the site and surrounding area. Layout showing natural water courses on site; total runoff calculation before and after development.
B	7	PP to submit details of existing trees, proposed to be cut, proposed to be transplanted along with tree survival report conforming to prevailing Tree Act.
B	8	Land use of the study area delineating forest area, agricultural land, grazing land, wildlife sanctuary, national park, migratory routes of fauna, water bodies, human settlements and other ecological features should be indicated.
B	9	Proximity to Areas declared as 'Critically Polluted' should also be indicated and where so required, clearance certifications from the prescribed Authorities, such as the SPCB should be secured and furnished to the effect that the proposed Activities could be considered.
B	10	Similarly, for Coastal Projects, A CRZ map duly authenticated by one of the authorized agencies demarcating LTL. HTL, CRZ area, location of the mine lease

		w.r.t. CRZ, coastal features such as mangroves, if any, should be furnished. (Note: The Projects falling under CRZ would also need to obtain Approval of the concerned Coastal Zone Management Authority).
B	11	The water requirement for the Project, its availability and source should be furnished. A detailed water balance should also be provided. Fresh water requirement for the Project should be indicated.
B	12	Necessary clearance from the Competent Authority for drawl of requisite quantity of water for the Project should be provided.
B	13	Description of water conservation measures proposed to be adopted in the Project should be given. Details of rainwater harvesting proposed in the Project, if any, should be provided.
B	14	Impact of the Project on the water quality, both surface and groundwater, should be assessed and necessary safeguard measures, if any required, should be provided.
B	15	Based on actual monitored data, it may clearly be shown whether working will intersect groundwater. Necessary data and documentation in this regard may be provided. In case the working will intersect groundwater table, a detailed Hydro Geological Study should be undertaken and Report furnished. The Report inter-alia, shall include details of the aquifers present and impact of mining activities on these aquifers. Necessary permission from Central Ground Water Authority for working below ground water and for pumping of ground water should also be obtained and copy furnished.
B	16	Details of any stream, seasonal or otherwise, passing through the lease area and modification / diversion proposed, if any, and the impact of the same on the hydrology should be examined.
B	17	Information on site elevation, working depth, groundwater table etc. should be provided both in AMSL and BGL. A schematic diagram may also be provided for the same.
C	Traffic Impact Study	
C	1	Traffic Management Plan for the development – Internal circulation indicating road width and turning radius. Cross section of roads at four places showing clear road width, distance left from building line, spaces left for plantation, footpath, service lines etc.
C	2	Traffic Volume Counts and Turning Movement Counts on all the external surrounding roads of the proposed project showing the time period taken.
C	3	Topographic details of roads and intersection of the surrounding roads where counts are taken, actual geometry on ground to be shown with dimensions.
C	4	Traffic generation values of similar development to be given by actual count by actual count as support data for assumption made to the particular project.
C	5	Impact on local transport infrastructure due to the Project should be indicated. Projected increase in truck traffic as a result of the Project in the present road network (including those outside the Project area) should be worked out, indicating whether it is capable of handling the incremental load. Arrangement for improving the infrastructure, if contemplated (including action to be taken by other agencies such as

		State Government) should be covered. Project Proponent shall conduct Impact of Transportation study as per Indian Road Congress Guidelines.
C	6	Parking statement mentioning parking as per DCR & parking provided actually.
C	7	Basement ventilation plan: Fire Tender Movement Plan showing clear road and turning radius. Cross section of roads at four places including UGT, OWC and DG set location showing clear road width and distance left from building line & spaces left for plantation, parking, service lines, foot paths, etc.
D	Environmental Impact and Management Plan	
D	1	Identify sources of air pollution, indicate mitigation measures to reduce Air pollution/Noise pollution.
D	2	Debris management plan including (a) debris required for refilling, (b) contour plan, (c) details of site where excess debris will be disposed, capacity of the site and NOC of plot owner. PP shall also ensure that debris disposed on other plot shall not be disposed on another plot. If to be disposed on another plot, the same shall be carried out as per prevailing environmental laws.
D	3	Management of solid waste and the construction & demolition waste for the project vis-a-vis the Solid Waste Management Rules 2016 and the Construction & Demolition Rules, 2016. Transport, collection, storage and disposal for all types of wastes like hazardous waste, non-hazardous waste, solid waste, E- waste, and debris/excess earth etc. PP to provide the detailed solid waste management plan along with marked locations on the master plan. Design details of waste processing equipment such as OWC/biogas plants confirming to the technical requirements to meet the quality products.
D	4	Waste water management (treatment, reuse and disposal) for the project and also the study area. Design of all STP's along with BOD load, oxygen requirement calculations and sizing of the tanks with respect to the design criteria. PP to submit detailed calculation for the disinfection of the treated STP water; PP to submit cross sectional drawing of STP's showing dimensions and ground level; PP to provide ozonation for tertiary treatment. PP to mark the area required for all STP's on master layout with dimensions
D	6	PP to show internal storm water drain and sewer line arrangements up to final disposal point.
D	7	Provision of mandatory RG area on virgin land and submit the drawing with calculations, ensuring entire mandatory RG is provided on the plot where residential buildings are proposed.
D	8	A detailed phase wise development plan with safety planning where occupancy has been given.
D	9	If any site specific structures such as creation of water body, alteration of natural storm water, large alteration of slopes, creation of green areas abutting to water bodies / natural storm water drain / river etc, is involved, detailed environmental protection approach for the same shall be provided.
D	10	Separate chapter on Renewable energy in EIA report. PP to submit terrace plan for installing solar panels& calculations of energy saving; Energy efficient measures

		(LED lights, solar power, etc.) during construction as well as during operational phase of the project. Report on ECBC compliance.
D	11	Provide details of Solar PV and Solar water heater in the specific format. PP to carryout shadow analysis for identifying the roof-top area for providing solar panels Minimum 5% of the total demand load shall be provided with Solar PV.
D	12	Environmental status report including analysis reports of all environmental pollution reduction facilities if any commissioned.
D	13	PP to submit Disaster management plan.
D	14	Preparation of site specific, executable and auditable environment management plan (EMP)
D	15	A time bound Progressive Greenbelt Development Plan shall be prepared in a tabular form (indicating the linear and quantitative coverage, plant species and time frame) and submitted, keeping in mind, the same will have to be executed up front on commencement of the Project. Phase-wise plan of plantation and compensatory afforestation should be charted clearly indicating the area to be covered under plantation and the species to be planted. The details of plantation already done should be given. The plant species selected for green belt should have greater ecological value and should be of good utility value to the local population with emphasis on local and native species and the species which are tolerant to pollution.
D	16	Benefits of the Project if the Project is implemented should be spelt out. The benefits of the Project shall clearly indicate environmental, social, economic, employment potential, etc
E	Environmental Modelling and additional Studies	
E	1	Fugitive dust modelling by using local meteorological data.
E	2	Ecological footprint calculation using LCA approach.
E	3	Estimation of Carbon footprint of the project and its analysis to be included.
E	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes. The collection of data and sample analysis shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986 or Environmental Laboratory accredited by NABL, or a laboratory of council of Seientific and Industrial Research (CSIR) institution working in the field of environment.
E	6	Gate mass balance analysis for environmental parameters related to solid/liquid waste material coming to site, waste generated and its treatment and disposal from site.
E	7	Public health implications of the Project and related activities for the population in the impact zone should be systematically evaluated and the proposed remedial measures should be detailed along with budgetary allocations.
E	8	Masures of socio economic significance and influence to the local community proposed to be provided by the Project Proponent should be indicated. As far as possible, quantitative dimensions may be given with time frames for implementation.
E	9	Detailed environmental management plan (EMP) to mitigate the environmental impacts which, should inter-alia include the impacts of change of land use, loss of

		agricultural and grazing land, if any, occupational health impacts besides other impacts specific to the proposed Project.
E	10	Public Hearing points raised and commitment of the Project Proponent on the same along with time bound Action Plan with budgetary provisions to implement the same should be provided and also incorporated in the final ELA/EMP Report of the Project.
E	11	PP to refer "approach paper for assessment for environmental damage and estimation of remediation costs for building construction projects initiated with obtaining mandatory environmental clearance" available on the portal : "ecmpcb.in".
F	NOCs, Undertakings, CER and Litigations	
F	1	NOC's required: a) CFO, b) Water supply with quantity, c) Drainage, d) Non-biodegradable waste disposal, e) Aviation f) HRC, G) PESO , H) Defence/NAD etc
F	2	Undertaking to provide DG set backup to all Pollution Control Devices, Water Supply, Emergency Services including emergency lifts, etc.
F	3	Include condition of "maintenance of all Pollution Control Equipment's and functioning of Environment Monitoring Cell in PP's MoU with society /maintenance agencies /vendors.
F	4	PP to submit details of CER activities in consultation with the affected people in the project area as per MoEF&CC circular dt. 01.05.2018, along with details of fund utilization & agreement or consent of executor.
F	5	PP to submit Roles and Responsibilities of developer etc for compliance of environmental regulations under the provisions of EP act.
F	6	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
G	Specific Term of Reference	
G	1	The State Government/SPCB shall take action against the project proponent under the provisions of section 15 read in conjunction with Section 19 of the Environment (Protection) Act, 1986, and further no consent to operate to be issued till the project is granted EC.
G	2	As per extant regulations at the time of scoping, if it is viewed that the project activity is otherwise permissible, Terms of Reference (TOR) shall be issued with directions to complete impact assessment studies and submit Environment Impact Assessment (EIA) report and Environment Management Plan (EMP) in a time bound manner.
G	3	Such cases shall be subject to appropriate (a) Damage Assessment, (b) Remedial Plan and (c) Community Augmentation Plan.
G	4	Assessment of ecological damage with respect to air, water, land and other environmental attributes shall be done before arriving at quantum environment remediation and natural and community resource augmentation.
G	5	The methodology of calculating this quantum shall be as specified in format for Assessment of Environmental damages in the paper titled "Approach for Assessment for Environment Damage and Estimation of Remediation Costs for Building Construction Projects Initiated Without Mandatory Environment Clearance" 2018
G	6	Preparation of EMP comprising remediation plan and natural and community resource augmentation plan corresponding to the ecological damage assessed and

		economic benefits derived, which shall be based on cost of project derived from prevailing rates of construction and land of government approved ready reckoner, due to violation. The cost of the Project (capital cost and recurring cost) as prevailing in Annual Statement of Rates / District Schedule of Rates/ Government Ready Reckoner Rates as well as the cost towards implementation of EMP should be clearly spelt out.
G	7	The collection and analysis of data shall be done by an environmental laboratory duly notified under the Environment (Protection) Act, 1986, or an environmental laboratory accredited by NABL, or a laboratory of a Council of Scientific and Industrial Research (CSIR) institution working in the field of environment.
G	8	The remediation plan and the natural and community resource augmentation plan shall be prepared as an independent chapter in the EIA report by the accredited consultants.
G	9	It should be clearly stated whether the proponent if it is a Company has a well laid down Environment Policy approved by its Board of Directors? If so, it may be spelt out in the EIA Report with description of the prescribed operating process/procedures to bring into focus any infringement/deviation/violation of the environmental or forest norms/ conditions? The hierarchical system or administrative order of the Company to deal with the environmental issues and for ensuring compliance with the EC conditions may also be given. The system of reporting of non-compliances / violations of environmental norms to the Board of Directors of the Company and/or shareholders or stakeholders at large, may also be detailed in the proposed safeguard measures in each case should also be provided.
G	10	Besides the above, the below mentioned general points are also to be followed: a) All documents to be properly referenced with index and continuous page numbering. b) Where data are presented in the Report especially in Tables, the period in which the data were collected and the sources should be indicated. c) Project Proponent shall enclose all the analysis/testing reports of water, air, soil, noise etc. using the MoEF&CC/NABL accredited laboratories. All the original analysis/testing reports should be available during appraisal of the Project. d) Where the documents provided are in a language other than English, an English translation should be provided.
G	11	In case of continued violation after issue of TOR, the ToR/Environmental Clearance shall be terminated forthwith.
H	Other points:	
H	1	PP to submit the DP Plan.
H	2	PP to submit the detail Architect Certificate stating current status of the construction along with building wise construction done (FSI, NoN- FSI & Total built up area) on site along with the chronology.
H	3	PP to submit the all-approvals, details (CC, OC etc) regarding project under consideration.
H	4	PP to submit the details of Court cases / litigations w.r.t. the project and project location, if any.

Project Specific ToR :

1. PP to submit the details of already installed and operating STPs along with their water quality reports.
2. PP to submit the details of Red line-Blue line of mula-mutha River with reference to the project site.

General Guidelines

- i. The EIA document shall be printed on both sides, as far as possible.
 - ii. All documents should be properly indexed, page numbered.
 - iii. Period/date of data collection should be clearly indicated.
 - iv. The letter/application for EC should quote the Proposal No. and also attach a copy of the letter prescribing the ToR.
 - v. The copy of the letter received from the SEIAA on the ToR prescribed for the project should be attached as an annexure to the final EIA-EMP Report.
 - vi. The final EIA-EMP report submitted to the SEIAA must incorporate the issues mentioned in ToR. The index of the final EIA-EMP report, must indicate the specific chapter and page no. of the EIA-EMP Report where the specific ToR prescribed by Ministry. Questionnaire related to the project (posted on MoEF & CC website) with all sections duly filled in shall also be submitted at the time of applying for EC.
 - vii. Grant of ToR does not mean grant of EC.
 - viii. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
 - ix. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated. The consultant while submitting the EIA/EMP report shall give an undertaking to the effect that the prescribed ToRs (ToR proposed by the project proponent and additional ToR given by the MoEF & CC) have been complied with and the data submitted is factually correct (Refer MoEF & CC Office memorandum dated 4th August, 2009).
 - x. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the laboratories through which the samples have been got analyzed should be stated in the report. It shall clearly be indicated whether these laboratories are approved under the Environment (Protection) Act, 1986 and the rules made there under (Please refer MoEF & CC Office Memorandum dated 4th August, 2009). The project leader of the EIA study shall also be mentioned.
 - xi. All the ToR points as presented before the State Expert Appraisal Committee (SEAC) shall be covered.
6. The above ToR should be considered in addition to all the relevant information as per the 'Generic Structure of EIA' given in Appendix III and IIIA in the EIA Notification, 2006.
 7. The project proponent shall submit the detailed final EIA/EMP prepared as per ToR to the SEIAA for considering the proposal for environmental clearance within 3 years as per the MoEF & CC O.M. No. J-11013/41/2006-IA-II (I) (Part) dated 29.08.2017.

8. The consultants involved in preparation of EIA/EMP report after accreditation with Quality Council of India/National Accreditation Board of Education and Training (QCI/NABET) would need to include a certificate in this regard in the EIA/EMP reports prepared by them and data provided by other Organization(s)/ Laboratories including their status of approvals etc. vide Notification of the MoEF&CC dated 19.07.2013.
9. The prescribed ToR would be valid for a period of three years for submission of the EIA/EMP Reports.



(Pravin Darade)

Principal Secretary &
Member Secretary, SEIAA

Copy to:

1. Chairman, SEIAA (Maharashtra), Mumbai.
2. Principal Secretary, Environment, Room no.217, Annex. Bldg., Mantralaya, Mumbai.
3. Member Secretary, SEAC-3, 15th floor, New Administrative Building, Mantralaya, Mumbai.
4. Member Secretary, Maharashtra Pollution Control Board, Kalpataru Point, 3rd and 4th Floor, Opp. Cine Planet, Sion Circle, Mumbai - 400 022.

ANNEX 1800-6

Minutes of 182nd SEAC-3 meeting (Day-03) held on 10th, 11th and 12th October, 2023

25.	SIA/MH/INFRA2 /439903/2023	Expansion in Environmental Clearance for Residential and Commercial Project "Riverdale" at S.No. 16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3 + 17/5, Kharadi, Pune Maharashtra by Mahendrakumar Govind Joshi
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Representative of PP was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for expansion in existing Environmental Clearance for proposed Residential & Commercial project under violation Category with total plot area of 1,27,733.94 Sq.mt (min area considered 125349.28sq.mt., FSI area of 2,52,937.88 sq.mt., Non FSI area of 1,67,050.64 sq.mt.and total built up area of 4,19,988.52 Sq.mt.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/439903/2023	
2.	Name of Project	Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra.	
3.	Project category	8(b) B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Mahendrakumar Govind Joshi Duville Estates Pvt. Ltd.
		Regd. Office address	81, Sopan Baug Near Mid-town society Ghorpadi Pune Maharashtra 411001
		Contact number	9822004426
		e-mail	mjoshi@duville.com
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
7.	Applied for	Expansion	
8.	Details of previous EC	EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016. Amendment in EC vide no. SEIAA-EC-000000365 dated 07.08.2018. Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019.	
9.	Location of the project	At S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra	
10.	Latitude and Longitude	Latitude - 18°32'25.79"N Longitude - 73°56'25.11"E	
11.	Total Plot Area (m ²)	1,27,733.94 m ² (min area considered 125349.28 m ²)	


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Minutes of 182nd SEAC-3 meeting(Dav-03) held on 10th, 11th and 12th October, 2023

12.	Deductions (m ²)	53,098.65 m ²					
13.	Net Plot area (m ²)	72,250.63 m ²					
14.	Proposed FSI area(m ²)	2,52,937.88 m ²					
15.	Proposed non-FSI area (m ²)	1,67,050.64 m ²					
16.	Proposed TBUA (m ²)	4,19,988.52 m ²					
17.	TBUA (m ²) approved by Planning Authority till date	IOD Approval vide outward no. Zone1/ 6929 dated 09-02-2023 for total construction area of 4,19,988.52 m ²					
18.	Ground coverage (m ²) & %	33244.1 m ² , 49.3%					
19.	Total Project Cost (Rs.)	Rs. 1457.90 Crore					
20.	CER as per MoEF& CC circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		Not applicable as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)					
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					Reason for Modification / Change	
	Previous EC/ Existing Building			Proposed Configuration			
	Building Name	Configura tion	Height (m) (Upto Terrace top slab)	Building Name	Configura tion	Height (m) (Upto Terrace top slab)	
	Plot A	3 St Pk+ 16 F	58.50	Plot A	3Pk+ 16 F	56.00	No Change in floors.
	B1	6 St Pk+ 18 F	75.20	B1	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B2	6 St. Pk+ 18 F	75.20	B2	LG+4P+ 27 F	95.28	Increase in no. of Floors
	B3	6 St. Pk + 18 F	75.20	B3	LG+4Pk+ 27 F	95.28	Increase in no. of Floors
	B4	6 St. Pk+ 18 F	75.20	B4	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
	B5	6 St. Pk+ 18 F	75.20	-	-		Cancelled
	B6	6 St. Pk + 18 F	75.20	B6	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
B7	2 St Pk + 15 F	75.20	B7	1B+5Pk+ 28 F	99.05	Increase in no. of Floors	
-	-		B8	1B+5P+ 28 F	99.05	Newly proposed	
-	-		B9	G+27F	85.80	Newly proposed	


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Minutes of 182nd SEAC-3 meeting(Day-03) held on 10th, 11th and 12th October, 2023

	Temporary Sales Office	G	4.00	Temporary Sales Office	G+2 F	11.7	Increase in no. of Floors
	C1	5 St Pk+ 20 F	74.10	A	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C2	5 St Pk+ 20 F	74.10	B	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C3	5 St Pk+ 20 F	74.10	C	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C4	5 St Pk+ 20 F	74.10	D	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C5	5 St Pk+ 19 F	71.10	E	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	Plot D	St Pk+ 8 F	28.95	Plot D	B+P/G+8 F	27.40	Increase in no. of Floors
	E1	4 St Pk+ 19 F	82.00	E1	LP+St+3Pk+24 F	85.20	Increase in no. of Floors
	E2 & E3 + shops	4 St Pk+ 18 F	79.00	E2	LP+St+3Pk+24 F	85.20	Increase in no. of Floors
				E3	LP+St+3Pk+24 F	85.20	Increase in no. of Floors
	Retail	G+ 2 F	12.00	-	-		Cancelled
	Club house	3 nos	6.00	Plot A	1 Multipurpose Hall (within building)	3.00	Increase in no.
				Plot B	2 Clubhouses Clubhouse 1 - G +1 (on podium) Clubhouse 2 - 1 F (on podium)	Clubhouse 1 - 7.35 Clubhouse 2 - 4.15	



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				Plot C	1 Clubhouse - 1 F (Partly within building)	3.00	
				Plot E	1 Clubhouse - 1 F (Partly within building)	3.00	
22.	Total number of tenements			2596 residential + 88 Shops +12 offices + 4 club Houses + 1 multipurpose hall + 7 society offices			
23.	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	1206		Fresh Water	1201	
		Recycled	704		Recycled	623	
		Swimming Pool	5		Swimming Pool	-	
		Flushing	623		Flushing	623	
		Total	1830		Total	1825	
		Waste water generation	1705		Waste water generation	1705	
24.	Water Storage Capacity for Firefighting/UGT	Details of UGT tanks if any: a) Domestic + Drinking + Raw: 1280 m ³ b) Firefighting: 2100 m ³ c) Flushing: 551 m ³ d) HVAC Make-up: NA e) Treated water: Same as c) f) Swimming pool balancing tank: 95.4 m ³ (Four Swimming Pools)					
25.	Source of water	PMC					
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon level: 6-10 m Post-monsoon level: 4-6 m				
		Size and no of RWH tank(s) and Quantity:	1 No. 100 CMD RWH Tank				
		Quantity and size of recharge pits:	50 nos. RWH pits (5 Existing + 45 Proposed)				
		Details of UGT tanks if any:	As above				
27.	Sewage and Wastewater	Sewage generation in CMD:	1705 KLD				
		STP technology:	MBBR				
		Capacity of STP(CMD):	1825 KLD				


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28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	24 kg/day	Handed over to Authorized Agency
		Wet waste:	36 kg/day	
		Construction waste	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste:	2563	Handed over to authorized recycler for further handling & disposal purpose
		Wet waste:	3844	Through Mechanical Composter (OWC)
		Hazardous waste:	-	-
		Biomedical waste	-	-
		E-Waste	44	Handed over to Authorized Dismantler/ Recycler
		STP Sludge (dry)	168	To be used as manure for gardening purpose
30.	Green Belt Development	Total RG area (m ²):		6973.61 m ²
		Existing trees on plot:		<ul style="list-style-type: none"> • Existing trees in 2016: 227 no. of trees were existing on site out of which 103 nos trees were to be retained on the site & Greenbelt. 45 no. trees were to be transplanted. • Since the construction was in Phase wise manner during the process of construction natural growth of trees occurred and Cumulative quantity of no. of trees to be cut was 530 trees & Cumulative quantity of no. of trees to be transplanted was 204. • Now 18 no. of trees have been retained on site & 660 no. of trees have been planted on plot A, C & E
		Number of trees to be planted:		<ul style="list-style-type: none"> • Required total compensatory plantation is 3435 nos.


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			<ul style="list-style-type: none"> Trees planted on Plot A,C & E is 660 nos. New trees to be planted in Plot B is 300 nos. New trees planted at Haranatale site as allocated by Garden Dept, PMC is 2500 no. 	
		Number of trees to be cut:	(530 are already Cut as mentioned above)	
		Number of trees to be transplanted:	(204 already transplanted as mentioned above.)	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	250 KW	
		During Operation phase (Connected Load):	18.49 MW	
		During Operation phase (Demand load):	8.92 MW	
		Transformer:	19 nos x 630 KVA	
		DG Sets:	6922.5 KVA PLOT A: 1 X 380 KVA PLOT B1,2,3,4: 3 X 600 + 1 X 500 KVA PLOT B6,7,8: 1 X 625 + 1 X 750 KVA PLOT B9: 1 X 625 + 1 X 82.5 KVA PLOT C: 1 X 600 + 1 X 500 KVA PLOT D: 1 X 200 + 1 X 100 KVA PLOT E: 2 X 380 KVA	
		Fuel used:	HSD	
32.	Details of Energy saving	<ul style="list-style-type: none"> Energy efficient lighting using LED lamps Use of high energy efficient pumps for firefighting, UG tanks and STP LED lights are proposed for common areas such as open spaces, pathways RG etc Provision of Solar PV Panel (Entire project): 5.26% of demand load Energy savings due to renewable energy (Entire project): 6.58 % Energy saved as per Conventional Base (Entire project): 17.67% 		
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost
		Capital	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring	Rs. 113.5 Lakhs/year
		O&M	Included in above	


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34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs.) (Lakh/Y)
		Sewage treatment	STP plant	360	72
		Water treatment	-	-	-
		RWH	Recharge pits	45	7.5
		Swimming Pool	4 nos- Total capacity 800 m ³	400	24
		Solid Waste	OWC	154	62
		Hazardous waste	-	-	-
		e-waste	Authorized vendor	-	-
		Greenbelt development	Plantation & RG	336	33
		Energy saving	Solar hot water & PV	314	16
		Environmental Monitoring	Through laboratory	-	3
		Disaster Management	Provided	2801	148
				Total Cost	
35.	Traffic Management	Type	Reqd as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	2,226	3,327	As per Standard
		2-Wheeler	5,089	5,876	As per Standard
		Bicycles	1,398	1,413	
36.	Details of Court cases/litigations w.r.t. the project and project location if any.	Name of the Court / Tribunal & Case		Remarks	
		Court of Civil Judge Senior Division, Pune. Civil Suit No. 6027 of 2012 Sitaram Paranjape & Ors		The case is a partition Suit between Paranjape Family. Calypso Premises Pvt. Ltd. have already entered into a Settlement Document with all family members. Calypso Premises Pvt. Ltd. have already applied for deletion of their names from the Family Partition Suit	
		Court of Civil Judge Senior Division, Pune. Special C. S.No. 226/2015 Anand Gorakh Chowdhary & Ors V/s Duville Estates Pvt. Ltd. & Ors		As per Tahsildar order number Vatap/SR/23/1991 dated 23.01.1992 family partition was done. Late Tanaji Sakharam Choudhary executed registered document in the name of Mr. Behram Dubash and Mrs. Bakhtavar Dubash. Mr. Anand Gorakh Choudhary i.e the plaintiff is the third generation of Late Tanaji Sakharam	


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		Choudhary and he has filed a suit.
	Court of Civil Judge Senior Division, Pune. Special C. S.No. 597/2015S K Thorat V/s Behram B Dubash (Defendant No. 30, 31)	In addition to the civil suit, Mr. SK Thorat has applied in the Revenue Court and till date all the orders are in favour of Mr. Behram B Dubash i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector and Order of Hon. Div. Commissioner. He has filed an review application in front of the Divisional Commissioner.
	Court of Civil Judge Senior Division, Pune. Regular C. S.No. 1774/2015Sangeeta Ghule V/sDuville Estates Pvt. Ltd. & Ors	Plaintiff has already executed Settlement Agreement Withdrawal Purshis and Settlement Document submitted in the Court. Plaintiff and Advocate have not appeared for number of dates and the case has been dismissed.
	Court of Civil Judge Senior Division, Pune Special C. S.No. 48/2016Shalini Bhujbal & Ors V/sDuville Estates Pvt. Ltd. & Ors	In addition to the civil suit Shalini Bhujbal & Ors have applied in the Revenue Court and till date all the orders are in favour of Behram B Dubash. i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector.
	Court of Civil Judge Senior Division, Pune Special C. S.No. 142/2017Kalpana Vilas Khandave & Ors V/sDuville Estates Pvt. Ltd. & Ors	Mrs. Kalpana Vilas Khandave & Sharada Pakash Kadam were Plaintiff out of which Mrs. Sharada Prakash Kadam has settled outside the court and withdrawn RTS Appeal in front of SDO. as per settlement Mrs. Sharada Prakash Kadam & her legal heirs were present in the court and submitted Withdrawal Purshis and Settlement Document. Legal heirs of Late. Kalpana Vilas Khandave have also decided to settle the matter outside the court. Procedural part is remaining.

Deliberations:

PP stated that, the application is an expansion in Environmental Clearance of Proposed Residential & Commercial project located at Village Kharadi, Pune.

PP stated that, the proposed project is for the expansion of Residential and Commercial Project located at Kharadi, Pune, Maharashtra. PP further stated that, the project was appraised for plot area of 1,24,000 m², FSI area of 1,21,594.00 m² & Non FSI area is 177040.00 m² and Total built up area of 2,98,634.00 m² in 40th SEAC III meeting held on 12.01.2016 and was recommended to SEIAA for EC. PP further stated that, the project was considered by SEIAA in


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its 99th meeting dated 05.04.2016 and SEIAA appraised the project for total construction area of 2,98,634.00 m². PP informed that, the project has received 1st EC vide No. SEAC-III2013/CR-393/TC-2 was issued on 28.06.2016. The EC was restricted for total built up area of 45501.33 m². PP further informed that, Subsequently, Amendment in EC was obtained vide letter dated 07.08.2018 and vide letter dated 14.09.2019. PP further stated that, the total construction area restricted for EC dated 28.06.2016, 07.08.2018 and 14.09.2019 was 1,46,538.33 m²

PP informed that, the constructed area as of today is 2,13,272.56 m² (FSI Area : 103961.18 m², Non FSI : 109311.38 m²) and now the proposed plot area is 1,27,733.94 m²,FSI area is 2,52,937.88 m² and Non FSI area is 167050.64 m² and proposed built up area of 4,19,988.52 m². PP further stated that, the project comprise of 18 buildings comprising of 2596 residential units + 88 shops +12 offices+ 4 club houses+1 multipurpose hall + 7 society offices

PP informed that, they have applied for ToR under Violation category on 28.04.2023. SEAC III considered the project in its 171st meeting held on 25-05-2023 and recommended it to SEIAA for ToR. The SEIAA considered the project in the 262nd meeting held on 10-07-2023 and granted and issued Terms of Reference vide its letter dated 07.08.2023

Sr. No.	Project Details	Details as per EC Received 28.06.2016	Proposed (Expansion in EC)	Remarks
1.	Name of Project	Riverdale	Riverdale	No Change
2.	Plot Area (m ²)	1,24,000 .00	1,27,733.94	Increased
3.	Net Plot Area (m2)	66684.33	72,250.63	Increased
4.	FSI Area (m ²)	1,21,594.00	2,52,937.88	Increased (Increase in FSI is mainly due to new UDCPR and addition of plot)
5.	Non FSI Area (m ²)	1,77,040.00	1,67,050.64	Reduced
6.	Total Construction Area (m ²)	Appraised Area: 2,98,634.00 m ² (EC dated: 28.06.2016, 45,501.33 m ²) (EC dated: 07.08.2018, 87679 m ²) (EC dated: 14.09.2019, 13358 m ²) Total construction area restricted: 146538.33 m²)	4,19,988.52	Increased
7.	Cost of project (Cr.)	840	1457.90	Increased


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8.	Building Configuration	Plot A		Plot A					
		A	3 stilt Parking+ 16 FL	Plot A		3P+ 16 FL	No Change		
		Plot B		Plot B					
		B1-B6	6 Stilt Parking + 18 FL	B1 & B4		LG + 4P + 28FL	Floors increased		
		B7	2 Stilt Parking + 15 FL	B2 & B3		LG+4P+27 FL	Floors increased		
				B6, B7 & B8		1B + 5P + 28FL	B8 added and Floors increased in B6&B7		
				B9		G+27 FL	B9 added		
		Sales Office	G FL	Sales Office		G+2FL	Floors increased		
		Plot C		Plot C					
		C1-C4	5 Stilt Parking + 20 FL	A, B, C, D, E		Stilt + 3P + 23 FL	Floors increased Building names changed		
		C5	5 Stilt Parking + 19 FL						
		Plot D		Plot D					
		D	Stilt Parking + 8 floors	D		B+P/G + 8 FL	Floor increased		
		Plot E		Plot E					
		E1	4 Stilt Parking + 19 FL	E1- E3	LP+Stilt+3P + 24 FL	Floors increased			
E2& E3 + Shops	4 Stilt parking +18 floors								
Retail	Ground + 2 floors			Shops cancelled					
Club House	3	Club house	Plot A-1 Multipurpose hall Plot B -2 Club house Plot C -1 Club house Plot E - 1 Club house	Increased					
		Society Office	Plot A-1 Plot B -3 Plot C -1 Plot D -1	Increased					


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			Plot E - 1	
9.	No. of Flats	1357 resi + 32 Shops	2596 resi + 88 shops +12 offices+ 4 club houses+1 multipurpose hall + 7 society offices	Increased
10.	Total Water requirement (KLD)	1026	1830	Increased
11.	Sewage generation (KLD)	789	1705	Increased
12.	Total STP Capacity (KLD)	910	1825	Increased
13.	Solid Waste (kg/d)	Wet waste: 2199 Dry waste: 1466	Wet waste: 3844 Dry waste: 2563	Increased
14.	Parking (Nos)	4W: 2381 2W: 81, Cycles: 162	4W: 3327 2W: 5876 Cycles: 1413	Increased
15.	Demand Load during Operation (KW)	7438	8.92 MW	Increased
16.	Total DG Capacity during Operation (kVA)	3560	6922.5	Increased
17.	RG Area m ²	6925.53	6973.61	Increased

Note: The project details mentioned in above comparative statement is for the first EC dated 28.06.2016. Subsequently the EC was amended vide no. SEIAA-EC-0000000365 dated 07.08.2018 and EC vide no. SEIAA-EC-0000002005 dated 14.09.2019

Building configuration constructed on site is same as Building configuration approved in PMC sanctioned Building plans.

Building Name	Ec1 dated 28.06.2016	EC2 Dt 07/08/2018, EC3 Dt 14/09/2019	Building constructed On Site	Building Configuration As Per PMC Approved Building Plan (Latest Approval For Plot A, B, D Dt 16-12-2021 & Plot C & E Dt 18-03-2021)	Proposed Expansion (Approved In Iod Dt 09-02-2023)
Plot A	3StiltP+16 FL	Configuration is not mentioned in EC	3P+16 FL - same as EC	3P + 16 FL	3P+16 FL
B1	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+28 FL


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B2	6Stilt PARK.+18 FL	Configuration is not mentioned in EC	Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B3	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B4	6Stilt PARK.+18 FL		Not constructed	-	LG+4P+28 FL
B6	6Stilt PARK.+18 FL		Parking Partly Constructed- <i>Change in Design</i>	B1+ 5P + 18 FL	1B+5P+28 FL
B7	2Stilt PARK.+15 FL			B1+ 5P + 18 FL	1B+5P+28 FL
B8	Not proposed			B1+ 5P + 18 FL	1B+5P+28 FL
B9	Not proposed		G+27FL- <i>Change in Design</i>	G + 27 FL	G+27 FL
Temporary Sales Office	Ground Floor		G + 1 FL	G + 1 FL	G+2 FL
C1	5Stilt PARK.+20 FL	Configuration is not mentioned in EC	Stilt+3P+23 FL- <i>Floors exceeded EC</i>	STILT + 3P + 23 FL	Stilt+3P+ 23 FL
C2	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C3	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C4	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C5	5Stilt PARK.+19 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
Plot D	Stilt PARK.+8 FL	Configuration is not mentioned in EC	B+P/G+8Floors - <i>Change in Design</i>	B + P + 8 FL	B+P/G+ 8 FL
E1	4Stilt PARK.+19 FL	Configuration is not mentioned in EC	LP+Stilt+3P+24 FL- <i>Floors exceeded EC</i>	L + STILT + 3P + 24 FL	LP+Stilt+3P+ 24 FL
E2	4Stilt PARK.+18 FL		LP+Stilt+3P+24 FL- <i>Floors exceeded EC</i>		
E3	4Stilt PARK.+18 FL		LP+Stilt+3P+24 FL- <i>Floors exceeded EC</i>		
Retail	Ground+2 FL		<i>Separate Retail Building</i>		



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			<i>subsequently cancelled</i>	
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- Three clubhouses have been approved in EC1, 2 Clubhouses have been constructed on site in Plot C & E. Total 4 no. of clubhouses now proposed in IOD dated 09-02-2023 for entire project.
- Full potential of B1 to B4, B6 to B8 & FSI and Non FSI potential of entire project i.e 4,19,988.52 Sq.m has been approved in PMC sanctioned IOD plan dated 09-02-2023.

Environment damage and remediation cost estimation

Name and address of Project	Residential & commercial project "RIVERDALE" at Survey No. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5 Village Kharadi, Pune.	
Name of Directors	Duville Estates Private Limited Mr. Tushad Behram Dubash, Mr. Behram Bomanji Dubash, Mr. Dhansukh Harilal Parekh Mr. Yazdi Dandiwala, Mr. Phillie Dara Karkaria	
Total construction completed (built-up area as per EC notification):	FSI area	1,03,961.18 m ²
	Non FSI Area	1,09,311.38 m ²
	Total Construction Area	2,13,272.56 m²
Total construction proposed, built-up area as per EC notification	FSI area	2,52,937.88 m ²
	Non FSI Area	1,67,050.64 m ²
	Total Construction Area	4,19,988.52 m²
Whether the project has any EC; if yes, give details including approved built-up area	The project has obtained: - <ul style="list-style-type: none"> • EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016. Area appraised & approved was 2,98,634 m² & EC area restricted for 45501.33 m². • Amendment in EC vide no. SEIAA-EC-0000000365 dated 07.08.2018. Area Restricted was 87679.00 m². • Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019. Area restricted was 13358.00 m². • Total restricted area of EC dated 28.06.2016, 07.08.2018 & 14.09.2019 is 1,46,538.33 m². 	
Total cost of the project and total cost of the project already executed? Also, give total cost of	<ul style="list-style-type: none"> • Total cost of the project – 1457.90 Cr.(As per Ready Reckoner Rates of 2022-23) • Total Cost Incurred for already constructed area: - 698.81 Cr (Calculated as per ready Reckoner Rates of 2022-23) 	


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the project constructed without EC.	
Date of commencement of project	<ul style="list-style-type: none"> • 1st Sanction Commencement Certificate for CC/2590/15, CC/2591/15, CC/2593/15, CC / 2595/15, CC / 2596 / 15 received on 09-11-2015. • Work on site commenced on 01-08-2016
Date of violation of EC regulation (please justify with documentary evidence)	<ul style="list-style-type: none"> • 01.08.2016
Date of first submission of information of such violation to the SEIAA or SEAC, if self-notified, along with stoppage of construction work	<ul style="list-style-type: none"> • The total construction area restricted for EC dated 28.06.2016, 07.08.2018 and 14.09.2019 as 1,46,538.33 m². The total construction as of today is 213272.56 m². • Thus, we have voluntarily applied for EC under Violation category on 28-04-2023 & voluntarily disclosed the violation by change in building Configuration against the one permitted in the earlier EC & increase in built up area with comparison to restricted area.
No. of days of violation (9-8)	2461 days
Name and address of Environmental consultant, with date of engagement of such consultant	Mahabal Enviro Engineers Pvt. Ltd Plot No. F-7, Road No. 16, Wagle Estate, Thane W
Any other case of EC violation is reported or pending or decided earlier for projects where any of the directors are involved? If yes, give details	No
Any court case related to EC violation pending or decided against any of the directors including High Court, NGT and sessions court?	No

Attributes	Scope of saving on account of environmental protection measures	EMP cost		Reference
		Recurring cost per day (Rs.)	Non-recurring cost (Rs.)	
Air Pollution	Water requirement for sprinkling (KLD): The quantity of sprinkling water was computed at 2 Ltr / Sqm/day. <i>Area = 37568.15 Sq.m</i> <i>Total Qty= (37568.15 x 2) = 75136.3 Lit/day i.e., 75.14 KL/day</i>	8,365/-	-	<i>Ref: 1. The cost of Water Tankers is referred from the published rates of PWD Govt. of Maharashtra SSR 2022 - 23, Rs. 106.6 / KL</i>


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	For Sprinkling, we have considered additional km wise costing as per PWD SSR 2022 -23, Thus, the Total rate is $106.6 + 4.7 = 111.33$ Rs. / KL, $111.33 \times 75.4 = 8365$ Rs.			
Water Pollution	A) Cost of water requirement:			
	a) Construction phase: Water Requirement: 2KL / Sqm of constructed area Water Requirement: 173.32 KLD Construction area considered = Area constructed till date 213272.56 Sqm Total Qty = $(2,13,272.56 \times 2/2461) = 173.32$ KL/day For Sprinkling, we have considered additional km wise costing as per PWD SSR 2022 -23, Thus, the Total rate is $106.6 + 4.7 = 111.33$ Rs. / KL $111.33 \times 173.32 = 19,295.71$ Rs.	19,295.71/	-	<u>Ref: 1. The cost of Water Tankers is referred from the published rates of PWD Govt. of Maharashtra SSR 2022 - 23, Rs. 106.6 / KL</u>
	A) Cost of water requirement:			
	a) Domestic Water for Labors Domestic Water requirement: 36 KLD No. of labors = 400, $(400 \times 90) = 36KL / day$	316.8/-		<u>Ref: - domestic water rate has been considered from Maharashtra Jeevan Pradhikaran. Water Tariff Domestic Water Rate – Rs. 8.8 - for domestic use</u>
Attributes	Scope of saving on account of environmental protection measures	EMP cost		
		Recurring cost per day (Rs.)	Non-recurring cost (Rs.)	Reference
Water Pollution	b) Operation phase: Domestic Water requirement: 382 KLD Consumption = 382 KL / day Domestic water required per day as detailed below:	3361.6/-	-	<u>Ref: - The water tariff domestic water rate has been considered from Maharashtra Jeevan Pradhikaran. Water Tariff Domestic Water Rate – Rs. 8.8 - for domestic use</u>



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	Plot A: 90 KLD; Plot C: 240 KLD; Plot E: 52 KLD Total Consumption= 382 KLD Rate = 8.8 Rs / KL $382 \times 8.8 = 3361.6$ Rs.			PMC Circular outward no. 809 dt 16-02-2016 rate: Rs. 7.37
	B. Cost of sewage treatment, reuse & disposal:			
	a) Construction phase: No. of labors = 400 Sewage Generation / day = $135 \times 0.9 \times 400 = 48.6$ KLD i.e., 50 KLD For maintenance cost Cost of treatment for MBBR technology is Rs. 11.8 per m ³ . We have considered the cost of treatment Rs. 12 per m ³ $50 \times 12 = 600$ Rs. For Capital cost : $21222 \times 50 = 10,61,100$ Rs.	600/-	10,61,100/-	Ref- (https://mpcb.gov.in/sites) Cost of treatment for MBBR technology is Rs. 11.8 per m ³). PP considered the cost of treatment Rs. 12 per m ³
	b) Operation phase: OC has been obtained for 920 Flats in Plot A, C & E Total sewage generation: 544 KLD Total capacity of STP installed & commissioned at site is 720 KLD. For maintenance cost $720 \times 12 = 8640$ Rs. For Capital cost $21222 \times 720 = 1,52,79,840$ Rs.	8640/-	1,52,79,840	Ref- (https://mpcb.gov.in/sites) Cost of treatment for MBBR technology is Rs. 11.8 per m ³). PP considered the cost of treatment Rs. 12 per m ³
Water Pollution	A. Quantity of water pumped out during excavation and a lump sum cost of Rs. 50 per cum for such unauthorized water extraction and disposal (Ground water was not encountered during excavation and foundation work of completed work.)	Nil	Nil	
	B. Cost of construction & maintenance of recharge borewell Construction cost Rs Total Rainwater	1886/-	41,99,800/-	Ref: - Capital cost of RWH referred from PWD SSR 2021-22 Page no 229, Item no 48.47 is Rs. 91,300/-



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	<p>Harvesting Pits Required = 50 Rainwater harvesting pits already Provided = 5 Rainwater harvesting pits to be provided = 45</p> <p>For Maintenance cost 41 x 45 = 1886 Rs., Ref: - Capacity and O&M Cost - Rs. 15000/year/pit- so we considered Rs. 41/day/pit (15000/365) For Capital cost 91,300 x 45 = 41,99,800 RS.</p>			
Soil environment	In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non- recurring cost.	No demolition activity was involved.		
	In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non- recurring cost.	No demolition activity was involved.		
	In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was handled, the cost based on due diligence of the project site, as given by consultants. (the report must include soil analysis, water analysis, MPCB consent copies, manifest of HW if any). This requires critical examination from SPCB.	No, Not applicable		
Soil environment	<p>Cost of preservation of top soil & excavated earth to be considered.</p> <p>The excavated topsoil is preserved and used at site to develop the open spaces after the project is completed.</p> <p>Topsoil used for landscaping = 7133.99 cum Excavation Quantity = 1,11,805.68 CUM</p>	-	51,76,254.44/-	<p>Ref: Rate of soil preservation - Rs 43.52/m³ taken from Mahatma Gandhi Rashtriya Grahmin Rojgar HamiYojana</p>



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	<p>Total Topsoil & excavated quantity = 118939.67 CUM 118939.67 x 43.52 = 51,76,254.44 Rs.</p>			
Noise and Vibration	<p>For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. <i>We have already provided GI Sheets along. Perimeter = 2209 RMT</i></p>	Not Applicable	78,03,668.03/-	<i>Ref: Rates are taken from PWD SSR 2022-23</i>
Green Belt	<p>In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any, <i>No. of trees approved to be cut & transplanted as per EC dated. 28-06-2016= Cutting – 79; Transplantation - 45 Number of trees cut & transplanted after receiving permission from PMC Garden department. = Cutting – 530, Transplanted - 204 Over & above EC permission trees cut & transplanted trees. ((530-79) + (204- 45)) = 610</i></p>		61,00,000/-	
	<p>Cost of planting & maintaining trees (Number of trees as per the bye- laws) <i>No. of trees to be planted as per by- laws. 1 tree/ 80 sq.m (72251+ 19360)/ 80= 1146 trees Cost of Maintenance We have considered Rs. 1/tree/plant: 1146 x 1 = Rs 1146 /-</i></p>	1146/-	11,46,000/-	<i>Ref:- As per CPWD DSR code no 2.42.3 cost of maintenance of tree is Rs. 13.90/tree/month Therefore, 13.90/30 = Rs. 0.46/tree/plant</i>
Attributes	Scope of saving on account of environmental protection measures	EMP cost	Non-recurring cost (Rs.)	
	Cost of planting Rate = 1000 Rs./Plant Ref:-	Recurring cost per day (Rs.)	<i>As per CPWD DSR page no 159, point no 7.0, code no 7.2 the cost of tree &</i>	


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	<p>Total cost for no. of trees planted is. $1146 \times 1000 = 11,46,000$ Rs.</p>		<p>plantation ranges from Rs 55 to 265 per tree. Cost of tree & plantation as per CPWD DSR : Rs 395 per tree (cost of one tree is considered Rs 265 + Rs 130 cost of plantation taken from CPWD DSR code no 2.14.) PP considered 1000 Rs./day.</p>
RH/ Occupational Health Safety	<p>Cost of workers benefit to be considered in view of Building and Other Construction Workers' Welfare Cess Act, 1996</p> <p>No of labours considered – 400</p> <p>A. Cost of health checkup of workers: Health checkup is considered every year. Cost / Yr = Rs 650 Cost of 7 Years/ Labor = 4550</p> <p>B. cost of safety measures including PPEs: The cost of health checkup of workers & Cost of safety measures including PPEs was in contractors scope</p>	<p>-</p> <p>-</p>	<p>18,20,000/-</p> <p>14,98,126/-</p>
Total		43612/-	4,40,84,788/-

Calculation of cost of remediation plan and natural & community resource augmentation plan

Sr. No.	Description	Details	Amount (Rs.)
A	Assessment of Environment Damages		
1a.	Total of recurring Cost (Rs. 43612 x 2461 days) (From 01.08.2016 to 28.04.2023) Up to Application date	Capital Cost arrived from table No. 3 per day (Rs. 43612 x number of days in violation (2461 days)	10,73,28,295/-
2.	Non-recurring cost	Cost as arrived from above table No. 3	4,40,84,788/-
	Subtotal	Subject to Minimum Rs. 1 Cr	Rs. 15,14,13,083
B	Economic benefits accrued due to violation		


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1.	Economic benefits accrued due to violation	1% of Total project cost	<u>(Project cost of Constructed area is</u> Rs. 698.81 /- Cr 1% of total project cost is.Rs. 6.981 Cr. As per Ready Reckoner Rates of year 2022-23)
2.	Track record of project proponent	Incremental cost of Rs. 10 lakhs for each EC violation by PP or its directors observed at any other projects in last 3 years	All directors on board have no track record of other violation
C	Cost of remediation plan and natural & community resource augmentation plan	Sum of A and B above or amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO 22-65/2017-IA-III dated 01/05/2018, whichever is higher.	(A+B) = Rs. 15.14 Cr/- + Rs. 6.98 Cr/- = Rs. 22.12 Cr/-

Penalty calculation

Penalty calculation as per MoEF OM - SOP on handling violation cases, dated 07-07-2021 is as follows

Sr No.	Details	Amount in INR
A	Project cost attributed to Violation area incurred upto the date of filing of the application	69,88,14,650.00
B	1% of A	6,98,81,465
C	Total Project turnover during period of violation	7,64,98,92,862
D	0.25% of Total Project turnover during period of violation	1,91,24,732
E	B + D	8,90,06,197
F	The amount shall be halved if PP Reports such a violation without coming to the knowledge of the government (C+E/2)	4,45,03,099

As per the Office Memorandum (OM) dated 07-07-2021 Pt 12.02 Pg No. 8, " The percentage rates, as above, shall be halved if the project proponent suo-moto reports such violation without such violation coming to the knowledge of the Government either on enquiry or complaint


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Cost of Penalty:	4,45,03,099
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PP clarified that mandatory RG is on ground.

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 noted that:
 - (a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at ₹ 4,45,03,099/- (Considering sue moto declaration).
 - (b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at ₹ 22,12,00,000/-
1. PP to explore to increase the solar energy saving.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction

Decision: -

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


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ANNEXURE-7

Minutes of 272nd Day 2 (Part B) meeting of SEIAA held on 14th December, 2023

Item no. 24

Proposal No.:- SIA/MH/INFRA2/439903/2023

Type of Project: EC

Subject- Environmental Clearance for Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune by Mr. Mahendrakumar Govind Joshi for Duville Estates Pvt. Ltd.

Project Details-

It is noted that, the PP has submitted the application for expansion in existing Environmental Clearance for proposed Residential & Commercial project under violation Category with total plot area of 1,27,733.94 Sq.mt (min area considered 125349.28sq.mt., FSI area of 2,52,937.88 sq.mt., Non FSI area of 1,67,050.64 sq.mt.and total built up area of 4,19,988.52 Sq.mt.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/439903/2023	
2.	Name of Project	Expansion in Residential and Commercial Project "Riverdale" at S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra.	
3.	Project category	8(b) B1	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Mahendrakumar Govind Joshi Duville Estates Pvt. Ltd.
		Regd. Office address	81, Sopan Baug Near Mid-town society Ghorpadi Pune Maharashtra 411001
		Contact number	9822004426
		e-mail	mjoshi@duville.com
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Plot No. F-7, Road No. 21, Wagle Estate, Thane W	
7.	Applied for	Expansion	
8.	Details of previous EC	EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016. Amendment in EC vide no. SEIAA-EC-000000365 dated 07.08.2018. Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019.	
9.	Location of the project	At S. no. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5, Kharadi, Pune Maharashtra	
10.	Latitude and Longitude	Latitude - 18°32'25.79"N Longitude - 73°56'25.11"E	
11.	Total Plot Area (m ²)	1,27,733.94 m ² (min area considered 125349.28 m ²)	
12.	Deductions (m ²)	53,098.65 m ²	
13.	Net Plot area (m ²)	72,250.63 m ²	
14.	Proposed FSI area(m ²)	2,52,937.88 m ²	
15.	Proposed non-FSI area (m ²)	1,67,050.64 m ²	
16.	Proposed TBUA (m ²)	4,19,988.52 m ²	


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17.	TBUA (m ²) approved by Planning Authority till date	IOD Approval vide outward no. Zone1/ 6929 dated 09-02-2023 for total construction area of 4,19,988.52 m ²						
18.	Ground coverage (m ²) & %	33244.1 m ² , 49.3%						
19.	Total Project Cost (Rs.)	Rs. 1457.90 Crore						
20.	CER as per MoEF& CC circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration			
		Not applicable as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)						
21.	Details of Building Configuration: <Please use following legends: Floor=F, Parking=Pk, Podium=Po, Stilt=St, Lower Ground=LG, Upper Ground=UG, Basement=B, Shops=Sh>					Reason for Modification / Change		
	Previous EC/ Existing Building			Proposed Configuration				
		Building Name	Configuration	Height (m) (Upto Terrace top slab)	Building Name	Configuration	Height (m) (Upto Terrace top slab)	
		Plot A	3 St Pk+ 16 F	58.50	Plot A	3Pk+ 16 F	56.00	No Change in floors.
		B1	6 St Pk+ 18 F	75.20	B1	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
		B2	6 St. Pk+ 18 F	75.20	B2	LG+4P+ 27 F	95.28	Increase in no. of Floors
		B3	6 St. Pk + 18 F	75.20	B3	LG+4Pk+ 27 F	95.28	Increase in no. of Floors
		B4	6 St. Pk+ 18 F	75.20	B4	LG+4Pk+ 28 F	98.23	Increase in no. of Floors
		B5	6 St. Pk+ 18 F	75.20	-	-		Cancelled
		B6	6 St. Pk + 18 F	75.20	B6	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
		B7	2 St Pk + 15 F	75.20	B7	1B+5Pk+ 28 F	99.05	Increase in no. of Floors
		-	-		B8	1B+5P+ 28 F	99.05	Newly proposed
		-	-		B9	G+27F	85.80	Newly proposed
	Temporary Sales Office	G	4.00	Temporary Sales Office	G+2 F	11.7	Increase in no. of Floors	
	C1	5 St Pk+ 20 F	74.10	A	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name	
	C2	5 St Pk+ 20 F	74.10	B	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name	
	C3	5 St Pk+ 20 F	74.10	C	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name	

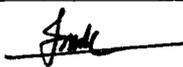

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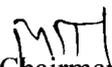
	C4	5 St Pk+ 20 F	74.10	D	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	C5	5 St Pk+ 19 F	71.10	E	St +3Pk+23 F	83.40	Increase in no. of Floors & Change in tower name
	Plot D	St Pk+ 8 F	28.95	Plot D	B+P/G+8 F	27.40	Increase in no. of Floors
	E1	4 St Pk+ 19 F	82.00	E1	LP+St+3P k+24 F	85.20	Increase in no. of Floors
	E2 & E3 + shops	4 St Pk+ 18 F	79.00	E2	LP+St+3P k+24 F	85.20	Increase in no. of Floors
				E3	LP+St+3P k+24 F	85.20	Increase in no. of Floors
	Retail	G+ 2 F	12.00	-	-		Cancelled
	Club house	3 nos	6.00	Plot A	1 Multipurpose Hall (within building)	3.00	Increase in no.
				Plot B	2 Clubhouses Clubhouse 1 - G +1 (on podium) Clubhouse 2 - 1 F (on podium)	Clubhouse 1 - 7.35 Clubhouse 2 - 4.15	
				Plot C	1 Clubhouse - 1 F (Partly within building)	3.00	
				Plot E	1 Clubhouse - 1 F (Partly within building)	3.00	
22.	Total number of tenements			2596 residential + 88 Shops +12 offices + 4 club Houses + 1 multipurpose hall + 7 society offices			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	1206	Fresh Water	1201		
		Recycled	704	Recycled	623		
		Swimming	5	Swimming	-		


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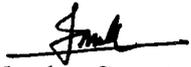

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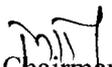
		Pool		Pool	
		Flushing	623	Flushing	623
		Total	1830	Total	1825
		Waste water generation	1705	Waste water generation	1705
24.	Water Storage Capacity for Firefighting/UGT	Details of UGT tanks if any: a) Domestic + Drinking + Raw: 1280 m ³ b) Firefighting: 2100 m ³ c) Flushing: 551 m ³ d) HVAC Make-up: NA e) Treated water: Same as c) f) Swimming pool balancing tank: 95.4 m ³ (Four Swimming Pools)			
25.	Source of water	PMC			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon level: 6-10 m Post-monsoon level: 4-6 m		
		Size and no of RWH tank(s) and Quantity:	1 No. 100 CMD RWH Tank		
		Quantity and size of recharge pits:	50 nos. RWH pits (5 Existing + 45 Proposed)		
		Details of UGT tanks if any:	As above		
27.	Sewage and Wastewater	Sewage generation in CMD:	1705 KLD		
		STP technology:	MBBR		
		Capacity of STP(CMD):	1825 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	24 kg/day	Handed over to Authorized Agency	
		Wet waste:	36 kg/day		
		Construction waste	Disposal of the construction waste debris-	Construction Waste will be utilized at site for filling of plinth, ramp and road making	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	2563	Handed over to authorized recycler for further handling & disposal purpose	
		Wet waste:	3844	Through Mechanical Composter (OWC)	
		Hazardous waste:	-	-	
		Biomedical waste	-	-	
		E-Waste	44	Handed over to Authorized Dismantler/ Recycler	


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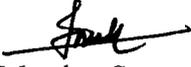

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		STP Sludge (dry)	168	To be used as manure for gardening purpose
30.	Green Belt Development	Total RG area (m ²):		6973.61 m ²
		Existing trees on plot:		<ul style="list-style-type: none"> Existing trees in 2016: 227 no. of trees were existing on site out of which 103 nos trees were to be retained on the site & Greenbelt. 45 no. trees were to be transplanted. Since the construction was in Phase wise manner during the process of construction natural growth of trees occurred and Cumulative quantity of no. of trees to be cut was 530 trees & Cumulative quantity of no. of trees to be transplanted was 204. Now 18 no. of trees have been retained on site & 660 no. of trees have been planted on plot A, C & E
		Number of trees to be planted:		<ul style="list-style-type: none"> Required total compensatory plantation is 3435 nos. Trees planted on Plot A,C & E is 660 nos. New trees to be planted in Plot B is 300 nos. New trees planted at Haranatale site as allocated by Garden Dept, PMC is 2500 no.
		Number of trees to be cut:		(530 are already Cut as mentioned above)
		Number of trees to be transplanted:		(204 already transplanted as mentioned above.)
31.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		250 KW
		During Operation phase (Connected Load):		18.49 MW
		During Operation phase (Demand load):		8.92 MW
		Transformer:		19 nos x 630 KVA
		DG Sets:		6922.5 KVA PLOT A: 1 X 380 KVA PLOT B1,2,3,4: 3 X 600 + 1 X 500 KVA PLOT B6,7,8: 1 X 625 + 1 X 750 KVA


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			PLOT B9: 1 X 625 + 1 X 82.5 KVA PLOT C: 1 X 600 + 1 X 500 KVA PLOT D: 1 X 200 + 1 X 100 KVA PLOT E: 2 X 380 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	<ul style="list-style-type: none"> ▪ Energy efficient lighting using LED lamps ▪ Use of high energy efficient pumps for firefighting, UG tanks and STP ▪ LED lights are proposed for common areas such as open spaces, pathways RG etc ▪ Provision of Solar PV Panel (Entire project): 5.26% of demand load ▪ Energy savings due to renewable energy (Entire project): 6.58 % ▪ Energy saved as per Conventional Base (Entire project): 17.67% 			
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Air & Noise and Water, Land, Health & Safety, Solid waste & Monitoring	Rs. 113.5 Lakhs/year	
		O&M	Included in above		
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.) in Lakh	O&M (Rs.) (Lakh/Y)
		Sewage treatment	STP plant	360	72
		Water treatment	-	-	-
		RWH	Recharge pits	45	7.5
		Swimming Pool	4 nos- Total capacity 800 m ³	400	24
		Solid Waste	OWC	154	62
		Hazardous waste	-	-	
		e-waste	Authorized vendor	-	-
		Greenbelt development	Plantation & RG	336	33
		Energy saving	Solar hot water & PV	314	16
		Environmental Monitoring	Through laboratory	-	3
		Disaster Management	Provided	2801	148
		Total Cost		4410	365.5
35.	Traffic Management	Type	Reqd as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	2,226	3,327	As per Standard
		2-Wheeler	5,089	5,876	As per Standard


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		Bicycles	1,398	1,413	
36.	Details of Court cases/litigations w.r.t. the project and project location if any.	Name of the Court / Tribunal & Case		Remarks	
		Court of Civil Judge Senior Division, Pune. Civil Suit No. 6027 of 2012 Sitaram Paranjape & Ors		The case is a partition Suit between Paranjape Family. Calypso Premises Pvt. Ltd. have already entered into a Settlement Document with all family members. Calypso Premises Pvt. Ltd. have already applied for deletion of their names from the Family Partition Suit	
		Court of Civil Judge Senior Division, Pune. Special C. S.No. 226/2015 Anand Gorakh Chowdhary & Ors V/s Duville Estates Pvt. Ltd. & Ors		As per Tahsildar order number Vatap/SR/23/1991 dated 23.01.1992 family partition was done. Late Tanaji Sakharam Choudhary executed registered document in the name of Mr. Behram Dubash and Mrs. Bakhtavar Dubash. Mr. Anand Gorakh Choudhary i.e the plaintiff is the third generation of Late Tanaji Sakharam Choudhary and he has filed a suit.	
		Court of Civil Judge Senior Division, Pune. Special C. S.No. 597/2015 S K Thorat V/s Behram B Dubash (Defendant No. 30, 31)		In addition to the civil suit, Mr. SK Thorat has applied in the Revenue Court and till date all the orders are in favour of Mr. Behram B Dubash i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector and Order of Hon. Div. Commissioner. He has filed an review application in front of the Divisional Commissioner.	
		Court of Civil Judge Senior Division, Pune. Regular C. S.No. 1774/2015 Sangeeta Ghule V/s Duville Estates Pvt. Ltd. & Ors		Plaintiff has already executed Settlement Agreement Withdrawal Purshis and Settlement Document submitted in the Court. Plaintiff and Advocate have not appeared for number of dates and the case has been dismissed.	
		Court of Civil Judge Senior Division, Pune Special C. S.No. 48/2016 Shalini Bhujbal & Ors V/s Duville Estates Pvt. Ltd. & Ors		In addition to the civil suit Shalini Bhujbal & Ors have applied in the Revenue Court and till date all the orders are in favour of Behram B Dubash. i.e Order of Circle Officer, Order of SDO, Order of Addl. Collector.	
		Court of Civil Judge Senior Division, Pune Special C. S.No. 142/2017 Kalpana Vilas Khandave & Ors V/s Duville Estates Pvt. Ltd. & Ors		Mrs. Kalpana Vilas Khandave & Sharada Prakash Kadam were Plaintiff out of which Mrs. Sharada Prakash Kadam has settled outside the court and withdrawn RTS Appeal in front of SDO. as per settlement Mrs. Sharada Prakash Kadam & her legal heirs were present in the court and submitted Withdrawal Purshis and Settlement Document. Legal heirs of Late. Kalpana Vilas Khandave have also decided to settle the matter outside the court. Procedural part is remaining.	

SEAC Deliberation –


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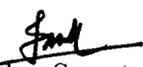
Minutes of 272nd Day 2 (Part B) meeting of SEIAA held on 14th December, 2023

PP stated that, the application is an expansion in Environmental Clearance of Proposed Residential & Commercial project located at Village Kharadi, Pune.

PP stated that, the proposed project is for the expansion of Residential and Commercial Project located at Kharadi, Pune, Maharashtra. PP further stated that, the project was appraised for plot area of 1,24,000 m², FSI area of 1,21,594.00 m² & Non FSI area is 177040.00 m² and Total built up area of 2,98,634.00 m² in 40th SEAC III meeting held on 12.01.2016 and was recommended to SEIAA for EC. PP further stated that, the project was considered by SEIAA in its 99th meeting dated 05.04.2016 and SEIAA appraised the project for total construction area of 2,98,634.00 m². PP informed that, the project has received 1st EC vide No. SEAC-III2013/CR-393/TC-2 was issued on 28.06.2016. The EC was restricted for total built up area of 45501.33 m². PP further informed that, Subsequently, Amendment in EC was obtained vide letter dated 07.08.2018 and vide letter dated 14.09.2019. PP further stated that, the total construction area restricted for EC dated 28.06.2016, 07.08.2018 and 14.09.2019 was 1,46,538.33 m²

PP informed that, the constructed area as of today is 2,13,272.56 m² (FSI Area : 103961.18 m², Non FSI : 109311.38 m²) and now the proposed plot area is 1,27,733.94 m², FSI area is 2,52,937.88 m² and Non FSI area is 167050.64 m² and proposed built up area of 4,19,988.52 m². PP further stated that, the project comprise of 18 buildings comprising of 2596 residential units + 88 shops + 12 offices + 4 club houses + 1 multipurpose hall + 7 society offices PP informed that, they have applied for ToR under Violation category on 28.04.2023. SEAC III considered the project in its 171st meeting held on 25-05-2023 and recommended it to SEIAA for ToR. The SEIAA considered the project in the 262nd meeting held on 10-07-2023 and granted and issued Terms of Reference vide its letter dated 07.08.2023

Sr. No.	Project Details	Details as per EC Received 28.06.2016	Proposed (Expansion in EC)	Remarks
1.	Name of Project	Riverdale	Riverdale	No Change
2.	Plot Area (m ²)	1,24,000 .00	1,27,733.94	Increased
3.	Net Plot Area (m ²)	66684.33	72,250.63	Increased
4.	FSI Area (m ²)	1,21,594.00	2,52,937.88	Increased (Increase in FSI is mainly due to new UDCPR and addition of plot)
5.	Non FSI Area (m ²)	1,77,040.00	1,67,050.64	Reduced
6.	Total Construction Area (m ²)	Appraised Area: 2,98,634.00 m ² (EC dated: 28.06.2016, 45,501.33 m ²) (EC dated: 07.08.2018, 87679 m ²) (EC dated: 14.09.2019, 13358 m ²) Total construction area restricted: 146538.33 m²	4,19,988.52	Increased
7.	Cost of project (Cr.)	840	1457.90	Increased

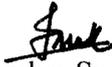

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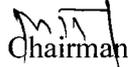

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Minutes of 272nd Day 2 (Part B) meeting of SEIAA held on 14th December, 2023

8.	Building Configuration	Plot A		Plot A		
		A	3 stilt Parking+ 16 FL	Plot A	3P+ 16 FL	No Change
		Plot B		Plot B		
		B1-B6	6 Stilt Parking + 18 FL	B1 & B4	LG + 4P + 28FL	Floors increased
		B7	2 Stilt Parking + 15 FL	B2 & B3	LG+4P+27 FL	Floors increased
				B6, B7 & B8	1B + 5P + 28FL	B8 added and Floors increased in B6&B7
				B9	G+27 FL	B9 added
		Sales Office	G FL	Sales Office	G+2FL	Floors increased
		Plot C		Plot C		
		C1-C4	5 Stilt Parking + 20 FL	A, B, C, D, E	Stilt + 3P + 23 FL	Floors increased Building names changed
		C5	5 Stilt Parking + 19 FL			
		Plot D		Plot D		
		D	Stilt Parking + 8 floors	D	B+P/G + 8 FL	Floor increased
		Plot E		Plot E		
E1	4 Stilt Parking + 19 FL	E1- E3	LP+Stilt+3P + 24 FL	Floors increased		
E2& E3 + Shops	4 Stilt parking +18 floors					
Retail	Ground + 2 floors			Shops cancelled		
Club House	3	Club house	Plot A-1 Multipurpose hall Plot B -2 Club house Plot C -1 Club house Plot E - 1 Club house	Increased		
		Society Office	Plot A-1 Plot B -3 Plot C -1 Plot D -1 Plot E - 1	Increased		
9.	No. of Flats	1357 resi + 32 Shops		2596 resi + 88 shops +12 offices+ 4 club houses+1 multipurpose hall + 7 society offices	Increased	


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Minutes of 272nd Day 2 (Part B) meeting of SEIAA held on 14th December, 2023

10.	Total Water requirement (KLD)	1026	1830	Increased
11.	Sewage generation (KLD)	789	1705	Increased
12.	Total STP Capacity (KLD)	910	1825	Increased
13.	Solid Waste (kg/d)	Wet waste: 2199 Dry waste: 1466	Wet waste: 3844 Dry waste: 2563	Increased
14.	Parking (Nos)	4W: 2381 2W: 81, Cycles: 162	4W: 3327 2W: 5876 Cycles: 1413	Increased
15.	Demand Load during Operation (KW)	7438	8.92 MW	Increased
16.	Total DG Capacity during Operation (kVA)	3560	6922.5	Increased
17.	RG Area m ²	6925.53	6973.61	Increased

Note: The project details mentioned in above comparative statement is for the first EC dated 28.06.2016. Subsequently the EC was amended vide no. SEIAA-EC-000000365 dated 07.08.2018 and EC vide no. SEIAA-EC-0000002005 dated 14.09.2019

Building configuration constructed on site is same as Building configuration approved in PMC sanctioned Building plans.

Building Name	EC dated 28.06.2016	EC 2 Dt 07/08/2018, EC 3 Dt 14/09/2019	Building constructed On Site	Building Configuration As Per PMC Approved Building Plan (Latest Approval For Plot A, B, D Dt 16-12-2021 & Plot C & E Dt 18-03-2021)	Proposed Expansion (Approved In Iod Dt 09-02-2023)
Plot A	3StiltP+16 FL	Configuration is not mentioned in EC	3P+16 FL - same as EC	3P + 16 FL	3P+16 FL
B1	6Stilt PARK.+18 FL	Configuration is not mentioned in EC	Not constructed	B1+ 5P + 1 FL	LG+4P+28 FL
B2	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B3	6Stilt PARK.+18 FL		Not constructed	B1+ 5P + 1 FL	LG+4P+27 FL
B4	6Stilt PARK.+18 FL		Not constructed	-	LG+4P+28 FL
B6	6Stilt PARK.+18 FL		Parking Partly Constructed- Change in Design	B1+ 5P + 18 FL	1B+5P+28 FL
B7	2Stilt PARK.+15 FL			B1+ 5P + 18 FL	1B+5P+28 FL
B8	Not proposed			B1+ 5P + 18 FL	1B+5P+28 FL


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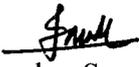
Minutes of 272nd Day 2 (Part B) meeting of SEIAA held on 14th December, 2023

B9	Not proposed		G+27FL- <i>Change in Design</i>	G + 27 FL	G+27 FL
Temporary Sales Office	Ground Floor		G + 1 FL	G + 1 FL	G+2 FL
C1	5Stilt PARK.+20 FL	Configuration is not mentioned in EC	Stilt+3P+23 FL- <i>Floors exceeded EC</i>	STILT + 3P + 23 FL	Stilt+3P+ 23 FL
C2	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C3	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C4	5Stilt PARK.+20 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
C5	5Stilt PARK.+19 FL		Stilt+3P+23 FL- <i>Floors exceeded EC</i>		
Plot D	Stilt PARK.+8 FL	Configuration is not mentioned in EC	B+P/G+8Floors - <i>Change in Design</i>	B + P + 8 FL	B+P/G+ 8 FL
E1	4Stilt PARK.+19 FL	Configuration is not mentioned in EC	LP+Stilt+3P+24 FL- <i>Floors exceeded EC</i>	L + STILT + 3P + 24 FL	LP+Stilt+3P+ 24 FL
E2	4Stilt PARK.+18 FL		LP+Stilt+3P+24 FL- <i>Floors exceeded EC</i>		
E3	4Stilt PARK.+18 FL		LP+Stilt+3P+24 FL- <i>Floors exceeded EC</i>		
Retail	Ground+2 FL		<i>Separate Retail Building subsequently cancelled</i>		

- Three clubhouses have been approved in EC1, 2 Clubhouses have been constructed on site in Plot C & E. Total 4 no. of clubhouses now proposed in IOD dated 09-02-2023 for entire project.
- Full potential of B1 to B4, B6 to B8 & FSI and Non FSI potential of entire project i.e 4,19,988.52 Sq.m has been approved in PMC sanctioned IOD plan dated 09-02-2023.

Environment damage and remediation cost estimation

Name and address of Project	Residential & commercial project "RIVERDALE" at Survey No. 14/1/2 (p) +16/1 + 16/2A + 16/2B + 16/3 + 17/1 + 17/3+ 17/4 + 17/5 Village Kharadi, Pune.
Name of Directors	Duville Estates Private Limited


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	Mr. Tushad Behram Dubash, Mr. Behram Bomanji Dubash, Mr. Dhansukh Harilal Parekh Mr. Yazdi Dandiwala, Mr. Phillie Dara Karkaria	
Total construction completed (built-up area as per EC notification):	FSI area	1,03,961.18 m ²
	Non FSI Area	1,09,311.38 m ²
	Total Construction Area	2,13,272.56 m ²
Total construction proposed, built-up area as per EC notification	FSI area	2,52,937.88 m ²
	Non FSI Area	1,67,050.64 m ²
	Total Construction Area	4,19,988.52 m ²
Whether the project has any EC; if yes, give details including approved built-up area	<p>The project has obtained: -</p> <ul style="list-style-type: none"> • EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016. Area appraised & approved was 2,98,634 m² & EC area restricted for 45501.33 m². • Amendment in EC vide no. SEIAA-EC-0000000365 dated 07.08.2018. Area Restricted was 87679.00 m². • Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019. Area restricted was 13358.00 m². • Total restricted area of EC dated 28.06.2016, 07.08.2018 & 14.09.2019 is 1,46,538.33 m². 	
Total cost of the project and total cost of the project already executed? Also, give total cost of the project constructed without EC.	<ul style="list-style-type: none"> • Total cost of the project – 1457.90 Cr.(As per Ready Reckoner Rates of 2022-23) • Total Cost Incurred for already constructed area: - 698.81 Cr (Calculated as per ready Reckoner Rates of 2022-23) 	
Date of commencement of project	<ul style="list-style-type: none"> • 1st Sanction Commencement Certificate for CC/2590/15, CC/2591/15, CC/2593/15, CC / 2595/15, CC / 2596 / 15 received on 09-11-2015. • Work on site commenced on 01-08-2016 	
Date of violation of EC regulation (please justify with documentary evidence)	<ul style="list-style-type: none"> • 01.08.2016 	
Date of first submission of information of such violation to the SEIAA or SEAC, if self-notified, along with stoppage of construction work	<ul style="list-style-type: none"> • The total construction area restricted for EC dated 28.06.2016, 07.08.2018 and 14.09.2019 as 1,46,538.33 m². The total construction as of today is 213272.56 m². • Thus, we have voluntarily applied for EC under Violation category on 28-04-2023 & voluntarily disclosed the violation by change in building Configuration against the one permitted in the earlier EC & increase in built up area with comparison to restricted area. 	
No. of days of violation (9-8)	2461 days	
Name and address of Environmental consultant, with date of engagement of such consultant	Mahabal Enviro Engineers Pvt. Ltd Plot No. F-7, Road No. 16, Wagle Estate, Thane W	
Any other case of EC violation is reported or pending or decided earlier for projects where any of the directors are involved? If yes, give details	No	

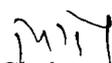

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Any court case related to EC violation pending or decided against any of the directors including High Court, NGT and sessions court?	No
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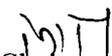
Attributes	Scope of saving on account of environmental protection measures	EMP cost		Reference
		Recurring cost per day (Rs.)	Non-recurring cost (Rs.)	
Air Pollution	Water requirement for sprinkling (KLD): The quantity of sprinkling water was computed at 2 Ltr / Sqm/day. $Area = 37568.15 Sq.m$ $Total Qty = (37568.15 \times 2) = 75136.3 Lit/day \text{ i.e., } 75.14 KL/day$ For Sprinkling, we have considered additional km wise costing as per PWD SSR 2022-23, Thus, the Total rate is $106.6 + 4.7 = 111.33 Rs. / KL$, $111.33 \times 75.4 = 8365 Rs.$	8,365/-	-	<u>Ref: 1. The cost of Water Tankers is referred from the published rates of PWD Govt. of Maharashtra SSR 2022 - 23, Rs. 106.6 / KL</u>
Water Pollution	A) Cost of water requirement: a) Construction phase: Water Requirement: 2KL / Sqm of constructed area Water Requirement: 173.32 KLD Construction area considered = Area constructed till date 213272.56 Sqm Total Qty = $(2,13,272.56 \times 2/2461) = 173.32 KL/day$ For Sprinkling, we have considered additional km wise costing as per PWD SSR 2022-23, Thus, the Total rate is $106.6 + 4.7 = 111.33 Rs. / KL$ $111.33 \times 173.32 = 19,295.71 Rs.$	19,295.71/	-	<u>Ref: 1. The cost of Water Tankers is referred from the published rates of PWD Govt. of Maharashtra SSR 2022 - 23, Rs. 106.6 / KL</u>
	A) Cost of water requirement:			
	a) Domestic Water for Labors Domestic Water requirement: 36 KLD	316.8/-		<u>Ref: - domestic water rate has been considered from Maharashtra Jeevan Pradhikaran. Water Tariff</u>


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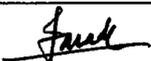

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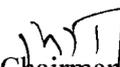
	No. of labors = 400, (400 x 90) = 36KL / day			<u>Domestic Water Rate – Rs. 8.8 - for domestic use</u>
Attributes	Scope of saving on account of environmental protection measures	EMP cost		
		Recurring cost per day (Rs.)	Non-recurring cost (Rs.)	Reference
Water Pollution	<p>b) Operation phase: Domestic Water requirement: 382 KLD Consumption = 382 KL / day Domestic water required per day as detailed below: Plot A: 90 KLD; Plot C: 240 KLD; Plot E: 52 KLD Total Consumption = 382 KLD KLD Rate = 8.8 Rs / KL 382 x 8.8 = 3361.6 Rs.</p>	3361.6/-	-	<p>Ref: - The water tariff domestic water rate has been considered from Maharashtra Jeevan Pradhikaran. Water Tariff Domestic Water Rate – Rs. 8.8 - for domestic use PMC Circular outward no. 809 dt 16-02-2016 rate: Rs. 7.37</p>
	B. Cost of sewage treatment, reuse & disposal:			
	<p>a) Construction phase: No. of labors = 400 Sewage Generation / day = 135 x 0.9 x 400 = 48.6 KLD i.e., 50 KLD For maintenance cost Cost of treatment for MBBR technology is Rs. 11.8 per m³. We have considered the cost of treatment Rs. 12 per m³ 50 x 12 = 600 Rs. For Capital cost : 21222 x 50 = 10,61,100 Rs.</p>	600./-	10,61,100/-	<p>Ref- (https://mpcb.gov.in/sites) Cost of treatment for MBBR technology is Rs. 11.8 per m³). PP considered the cost of treatment Rs. 12 per m³</p>
	<p>b) Operation phase: OC has been obtained for 920 Flats in Plot A, C & E Total sewage generation: 544 KLD Total capacity of STP installed & commissioned at site is 720 KLD. For maintenance cost 720 x 12 = 8640 Rs. For Capital cost 21222 x 720 = 1,52,79,840 Rs.</p>	8640/-	1,52,79,840	<p>Ref- (https://mpcb.gov.in/sites) Cost of treatment for MBBR technology is Rs. 11.8 per m³). PP considered the cost of treatment Rs. 12 per m³</p>
Water Pollution	A. Quantity of water pumped out during excavation and a lump sum cost of Rs. 50 per cum for such	Nil	Nil	


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	<p>unauthorized water extraction and disposal (Ground water was not encountered during excavation and foundation work of completed work.)</p>			
	<p>B. Cost of construction & maintenance of recharge borewell Construction cost Rs Total Rainwater Harvesting Pits Required= 50 Rainwater harvesting pits already Provided = 5 Rainwater harvesting pits to be provided = 45</p> <p>For Maintenance cost 41 x 45 = 1886 Rs., Ref: - Capacity and O&M Cost - Rs. 15000/year/pit- so we considered Rs. 41/day/pit (15000/365) For Capital cost 91,300 x 45 = 41,99,800 RS.</p>	1886/-	41,99,800/-	<p><u>Ref: - Capital cost of RWH referred from PWD SSR 2021-22 Page no 229, Item no 48.47 is Rs. 91,300/-</u></p>
Soil environment	In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non- recurring cost.	No demolition activity was involved.		
	In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non- recurring cost.	No demolition activity was involved.		
	In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was handled, the cost based on due diligence of the project site, as given by consultants. (the report must include soil analysis, water analysis, MPCB consent copies, manifest of HW if any). This requires critical examination from SPCB.	No, Not applicable		
Soil environment	<p>Cost of preservation of top soil & excavated earth to be considered.</p> <p>The excavated topsoil is preserved and used at site to</p>	-	51,76,254.44/-	<p><u>Ref: Rate of soil preservation - Rs 43.52/m³ taken from Mahatma Gandhi Rashtriya Grahmin Rojgar Hami Yojana</u></p>


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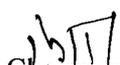

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Minutes of 272nd Day 2 (Part B) meeting of SEIAA held on 14th December, 2023

	develop the open spaces after the project is completed. <i>Topsoil used for landscaping = 7133.99 cum</i> <i>Excavation Quantity = 1,11,805.68 CUM</i> <i>Total Topsoil & excavated quantity = 118939.67 CUM</i> 118939.67 x 43.52 = 51,76,254.44 Rs.			
Noise and Vibration	For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. <i>We have already provided GI Sheets along.</i> <i>Perimeter = 2209 RMT</i>	Not Applicable	78,03,668.03/-	<i>Ref: Rates are taken from PWD SSR 2022-23</i>
Green Belt	In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any, <i>No. of trees approved to be cut & transplanted as per EC dated. 28-06-2016= Cutting – 79; Transplantation - 45</i> <i>Number of trees cut & transplanted after receiving permission from PMC Garden department. = Cutting – 530, Transplanted - 204</i> <i>Over & above EC permission trees cut & transplanted trees. ((530-79) + (204- 45)) = 610</i>		61,00,000/-	
	Cost of planting & maintaining trees (Number of trees as per the bye- laws) <i>No. of trees to be planted as per by- laws.</i> <i>1 tree/ 80 sq.m</i> <i>(72251+ 19360)/ 80= 1146 trees</i> Cost of Maintenance <i>We have considered Rs.</i> <i>1/tree/plant: 1146 x 1 = Rs 1146 /-</i>	1146/-	11,46,000/-	<i>Ref:- As per CPWD DSR code no 2.42.3 cost of maintenance of tree is Rs. 13.90/tree/month Therefore, 13.90/30 = Rs. 0.46/tree/plant</i>
Attributes	Scope of saving on account of environmental protection measures	EMP cost	Non-recurring cost (Rs.)	
	Cost of planting <i>Rate = 1000 Rs./Plant</i> <i>Ref:-</i>	Recurring cost per day (Rs.)	<i>As per CPWD DSR page no 159, point no 7.0, code no 7.2 the cost of tree &</i>	


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	<p>Total cost for no. of trees planted is. $1146 \times 1000 = 11,46,000$ Rs.</p>		<p>plantation ranges from Rs 55 to 265 per tree. <u>Cost of tree & plantation as per CPWD DSR : Rs 395 per tree (cost of one tree is considered Rs 265 + Rs 130 cost of plantation taken from CPWD DSR code no 2.14.)</u> <u>PP considered 1000 Rs./day.</u></p>
RH/ Occupational Health Safety	<p>Cost of workers benefit to be considered in view of Building and Other Construction Workers' Welfare Cess Act, 1996</p> <p>No of labours considered – 400</p> <p>A. Cost of health checkup of workers: Health checkup is considered every year. Cost / Yr = Rs 650 Cost of 7 Years/ Labor = 4550</p> <p>B. cost of safety measures including PPEs: The cost of health checkup of workers & Cost of safety measures including PPEs was in contractors scope</p>	- -	<p>18,20,000/-</p> <p>14,98,126/-</p>
Total		43612/-	4,40,84,788/-

Calculation of cost of remediation plan and natural & community resource augmentation plan

Sr. No.	Description	Details	Amount (Rs.)
A	Assessment of Environment Damages		
1a.	Total of recurring Cost (Rs. 43612 x 2461 days) (From 01.08.2016 to 28.04.2023) Up to Application date	Capital Cost arrived from table No. 3 per day (Rs. 43612 x number of days in violation (2461 days)	10,73,28,295/-
2.	Non-recurring cost	Cost as arrived from above table No. 3	4,40,84,788/-
	Subtotal	Subject to Minimum Rs. 1 Cr	Rs. 15,14,13,083
B	Economic benefits accrued due to violation		
1.	Economic benefits accrued due to violation	1% of Total project cost	<u>(Project cost of Constructed area is Rs. 698.81 /- Cr</u>


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			1% of total project cost is. Rs. 6.981 Cr. As per Ready Reckoner Rates of year 2022-23)
2.	Track record of project proponent	Incremental cost of Rs. 10 lakhs for each EC violation by PP or its directors observed at any other projects in last 3 years	All directors on board have no track record of other violation
C	Cost of remediation plan and natural & community resource augmentation plan	Sum of A and B above or amount equivalent to the CER amount as per the MOEF&CC's office Memorandum No: F NO 22-65/2017-IA-III dated 01/05/2018, whichever is higher.	(A+B) = Rs. 15.14 Cr/- + Rs. 6.98 Cr/- = Rs. 22.12 Cr/-

Penalty calculation

Penalty calculation as per MoEF OM - SOP on handling violation cases, dated 07-07-2021 is as follows

Sr No.	Details	Amount in INR
A	Project cost attributed to Violation area incurred upto the date of filing of the application	69,88,14,650.00
B	1% of A	6,98,81,465
C	Total Project turnover during period of violation	7,64,98,92,862
D	0.25% of Total Project turnover during period of violation	1,91,24,732
E	B + D	8,90,06,197
F	The amount shall be halved if PP Reports such a violation without coming to the knowledge of the government (C+E/2)	4,45,03,099

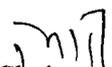
As per the Office Memorandum (OM) dated 07-07-2021 Pt 12.02 Pg No. 8, " The percentage rates, as above, shall be halved if the project proponent suo-moto reports such violation without such violation coming to the knowledge of the Government either on enquiry or complaint

Cost of Penalty:	4,45,03,099
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PP clarified that mandatory RG is on ground.

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.


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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 noted that:
 - (c) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at ₹ 4,45,03,099/- (Considering sue moto declaration).
 - (d) As per format given in SEIAA Circular, the Damage Assessment value is arrived at ₹ 22,12,00,000/-
1. PP to explore to increase the solar energy saving.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction

Recommendations of SEAC-

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

Deliberation in SEIAA-

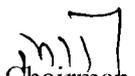
Proposal an expansion of existing construction project under violation category. PP has applied under MoEF&CC OM dated 07.07.2021. Proposal is recommended by SEAC-3 in its 182nd meeting for grant of Environment Clearance for total plot area of 1,27,733.94 Sq.mt (min area considered 125349.28sq.mt.) FSI area of 2,52,937.88 sq.mt., Non FSI area of 1,67,050.64 sq.mt.and total built up area of 4,19,988.52 Sq.mt.

SEAC recommended the proposal for grant of Environment Clearance under violation category as per MoEF&CC OM dated 07.07.2021 with damage assessment value of ₹ 22,12,00,000/- and Penalty of ₹ 4,45,03,099/-.

PP has obtained earlier EC vide EC vide no. SEAC-III2013/CR-393/TC-2 dated 28.06.2016 and amendment in EC vide no. SEIAA-EC-0000000365 dated 07.08.2018 and further Amendment in EC vide no. SEIAA-EC-0000002005 dated 14.09.2019.

The authority noted the ecological damage assessment and the economic benefits accruing as a result of the violation and also the penalty amount as appraised by SEAC. Authority also noted the corresponding Environment Management Plan stipulated by the SEAC costing ₹ 22,12,00,000/- taking into consideration the remediation plan and Natural and Community Resource augmentation Plan. The Authority accepted the recommendations of the SEAC and decided to grant Environment Clearance subject to submission of Bank Guarantee of ₹ 22,12,00,000/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan and submission of penalty of ₹ 4,45,03,099/-.


Member Secretary


Chairmah

Further, SEIAA also directed SEIAA cell to confirm with Maharashtra Pollution Control Board whether action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided 6420.95 m² of mandatory RG on mother earth without any construction. SEIAA noted the same and asked PP to submit undertaking to that effect. PP submitted the same dated 13.12.2023.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 13.12.2023.

SEIAA further observed that, PP has not obtained revised CFO NOC for the Building no A, B, C, D and E of Plot C for proposed expansion. SEIAA decided to restrict the EC as per CFO NOC. SEIAA after deliberation decided to grant EC for-FSI-2,52,937.88 m², Non FSI-1,67,050.64 m², total BUA-4,19,988.52 m². (Plan approval No- Zone1/6929, dated 09-02-2023)

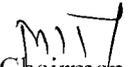
SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP to submit Bank Guarantee of ₹ 22,12,00,000/- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of ₹ 4,45,03,099/-.
2. This EC excludes the expansion of Building no A, B, C, D and E of Plot C as PP has not obtained CFO NOC for the same.
3. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
4. PP submitted that, they have provided m² of mandatory RG on mother earth without any construction. Local planning authority to ensure the compliance of the same.
5. 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.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
7. 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.
8. SEIAA after deliberation decided to grant EC for-FSI-2,52,937.88 m², Non FSI-1,67,050.64 m², total BUA-4,19,988.52 m². (Plan approval No- Zone1/6929, dated 09-02-2023)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman