

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH, PUNE  
APPEAL NO. 517 / 2025

Mr. Shashikant Vitthal Kamble

... Appellant

v.

Ministry of Environment and Forest,  
New Delhi and Others

... Respondents

## INDEX

Sr. No.	Annexure No.	Particulars	Page No.
1.		Reply Affidavit by SEIAA	
2.	1	Copy of the 196 <sup>th</sup> SEAC Minutes of the Meeting dated 03.09.2024.	
3.	2	Copy of the 285 <sup>th</sup> SEIAA Minutes of the Meeting dated 18.12.2024.	
4.	3	Copy of the 292 <sup>nd</sup> SEIAA Minutes of the Meeting dated 05.05.2025.	
5.	4	Copy of the GR dated 12.04.2023.	

Place: Pune

Date: 23-03-2026

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



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH, PUNE  
APPEAL NO. 517 / 2025**

Mr. Shashikant Vitthal Kamble

... Appellant

V/s.

Ministry of Environment and  
Forest, New Delhi and Others

... 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 –



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.

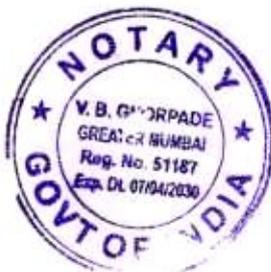
2. The Present Appeal seeks to challenge the Environment Clearance ("EC") dated 08.07.2025 granted by SEIAA to M/s Anshul Bhosale Realty LLP (Project Proponent - "PP") for the proposed expansion in Residential Development "Anshul Kanvas" situated at G. No. 663/1(P) - plot 1 at Wagholi, Taluka - Haveli, Dist. - Pune, for a Total Plot Area of 21,980 m<sup>2</sup>, Total BUA of 1,00,203,23 m<sup>2</sup>.

3. The present proposal is an expansion of an existing construction project for which PP had obtained an earlier EC dated 05.12.2017(from PMRDA) for a total BUA of 63,925.98 m<sup>2</sup>.

*[Handwritten Signature]*



4. PP submitted the application for EC for a proposed expansion in Residential Development "Anshul Kanvas" situated at G. No. 663/1(P) - plot 1 at Wagholi, Taluka - Haveli, Dist. - Pune, for a Total Plot Area of 21,980 m<sup>2</sup>, Total BUA of 1,00,203,23 m<sup>2</sup>.
5. SEAC-3 considered the application of the PP in their 196th meeting held on 03.09.2024 and noted the proposed configuration in building B, C, D and F, and in newly proposed Club House 2. Subject to compliance of nine various points, SEAC recommended the proposal for EC to SEIAA. Copy of the SEAC-3 196th minutes dated 03.09.2024 are annexed as **ANNEXURE-1**.
6. SEIAA considered the proposal in their 285th meeting held on 18.12.2024 and observed PP has not obtained a revised Chief Fire Officer ("CFO") NOC with building configuration and therefore, for compliance of the same, decided to defer the proposal. Copy of the SEIAA 285th minutes dated 18.12.2024 are annexed as **ANNEXURE-2**.
7. Subsequently, SEIAA considered the proposal in their 292nd meeting held on 05.05.2025 and noted that PP has submitted CFO NOC. Similarly, PP submitted



undertaking regarding compliance of SEAC conditions dated 15.11.2024, and accordingly SEIAA decided to grant the impugned EC. Copy of the SEIAA 292nd minutes dated 05.05.2025 are annexed as **ANNEXURE-3**.

8. The Appellant is alleging that the PP has constructed 12th Floor of 'B' Building in the said project during pendency of the application for expansion before SEIAA and therefore the PP has committed violation. SEIAA cannot verify whether the alleged construction was done prior to grant of the impugned EC or afterwards.

9. For effective implementation of the EIA Notification 2006, SEIAA Maharashtra came out with a Standard Operating Procedure through GR dated 12.04.2023. According to the said SOP, for detection of violation on ground, the primary responsibility is that of the local authority and the MPCB. Therefore, violation if any in the present case, can be noted by PMRDA and MPCB. Copy of the GR dated 12.04.2023 is annexed as **ANNEXURE-4**.

10. Further, compliance and monitoring of the conditions of the EC after grant of the EC is done by the regional office of MoEF&CC at Nagpur as per EIA Notification 2006.

*Do.*



11. 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.

12. 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 : **23 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 15<sup>th</sup> 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    day of March, 2026 at Mumbai.

**23 MAR 2026**



**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. 871 Page No. Q.6Q  
Dated 23 MAR 2026



# ANNEXURE-215

Minutes of 196<sup>th</sup> SEAC-3 Meeting [Part-B] held on 3<sup>rd</sup> September 2024

17.	SIA/MH/INFRA2/481178/2024	Proposed expansion in Residential development “Anshul Kanvas” on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale realty LLP through Mr. Deepak V. Jagtap
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Representative of PP was present during the meeting along with environmental consultant M/s. Sustainera Solutions Pvt. Ltd. It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 21,980 m<sup>2</sup>, FSI area of 66,134.86 m<sup>2</sup>, Non FSI area of 34,068.37 m<sup>2</sup> and total BUA of 1,00,203.23 m<sup>2</sup>.

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

1	Proposal Number	SIA/MH/INFRA2/481178/2024					
2	Name of Project	Proposed expansion in Residential Development “Anshul Kanvas” on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.					
3	Project category	8a (B2)					
4	Type of Institution	Private					
5	Project Proponent	Name	Mr. Deepak Vilasrao Jagtap				
		Regd. Office address	501, 4 <sup>th</sup> floor, Bonita Apartment , CTS 1187/16, Ghole Road , Shivajinagar, Pune - 411005.				
6	Consultant	Sustainera Solutions Pvt. Ltd.					
7	Applied for	Expansion in EC					
8	Details of previous EC	BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05/12/2017 for plot area – 50,800.00 m <sup>2</sup> & BUA 63,925.98 m <sup>2</sup>					
9	Location of the project	G. No. 663 – Plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune					
10	Latitude and Longitude	Latitude - 18°35'1.18"N, Longitude - 73°59'41.32"E					
11	Total Plot Area (m <sup>2</sup> )	21,980.00					
12	Deductions (m <sup>2</sup> )	933.36					
13	Net Plot area (m <sup>2</sup> )	21,046.64					
14	Proposed FSI area (m <sup>2</sup> )	66,134.86					
15	Proposed non-FSI area (m <sup>2</sup> )	34,068.37					
16	Proposed TBUA (m <sup>2</sup> )	1,00,203.23					
17	TBUA (m <sup>2</sup> ) approved by	1,00,203.23 approved by PMRDA					
18	Planning Authority till date	In PMC jurisdiction, special planning authority is Pune Metropolitan Region Development Authority (PMRDA)					
19	Ground coverage (m <sup>2</sup> ) & %	5367.62 & 25.50 %					
20	Total Project Cost (Rs.)	Rs. 181.17 Cr.					
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F. No. 22-65/2017 - IA.III dated 20.10.2020.					
22	Details of Building Configuration:					Reason for Modification /Change	
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	P + 12	39.00	Building A	P + 12	39.00	No change
	Building B	P + 11	35.45	Building B	P + 12	38.40	1 floor increased
	Building E	P + 12	39.00	Building E	P + 12	39.00	No change
	Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Building Configuration Revised
	Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
	Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
Building G	P + 11	35.45	-				

Member Secretary

Chairman

	Building H	P + 11	35.45				Building removed due to plot subdivision
	Building I	P + 11	35.45				
	Bungalow (5 nos)	G + 1	6.60				
	Club House	G + 1	6.00	Club House - 1	G + 1	5.70	No change
	-	-	-	Club House – 2 (on Podium)	G + 2	9.00	Newly proposed
23	Total number of tenements			Residential units - 768 Nos, Population – 4,062 Nos			
24	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	366	Fresh Water	366		
		Recycled (Flushing)	183	Recycled (Flushing)	183		
		Recycled (Gardening)	16	Recycled (Gardening)	00		
		Swimming Pool	01	Swimming Pool	00		
		Total	566	Total	549		
		Excess treated water	246	Excess treated water	262		
25	Water Storage Capacity for Firefighting/UGT		UGT 1 – Fire Tank: 150 CMD UGT 2 – Fire Tank: 300 CMD				
26	Source of water		Local Body				
27	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre - Monsoon - 15 to 20 m BGL Post Monsoon - 10 to 15 m BGL			
		Size and no of RWH tank(s) and Quantity:		NA			
		Quantity and size of recharge pits:		9 Nos of recharge Pits (6 for Rooftop and 3 for Surface) with borehole of size 2 m X 2 m X 2 m			
		Details of UGT tanks if any:		NA			
28	Sewage and Wastewater	Sewage generation in CMD:		493			
		STP technology:		MBBR			
		Capacity of STP (CMD):		STP 1 – 245 KLD (Existing) , STP 2 – 335 KLD (Proposed) Total STP capacity – 580 KLD			
29	Solid Waste Management during Construction Phase	Type	Qty. (kg/day)	Treatment/disposal			
		Dry waste:	18	Handed over to authorised vendor			
		Wet waste:	20	Handed over to authorised vendor			
		Construction waste	Excavated material from proposed buildings.	Excavated material will be used for filling and Road work within site. Excess debris will be sent to authorised vendor			
30	Solid Waste Management during Operation Phase	Type	Qty. (kg/day)	Treatment / disposal			
		Dry waste:	812	Will be handed over to authorized agency			
		Wet waste:	1219	Treated in OWC machine within site OWC 1 – 500 Kg/day (Existing) OWC 2 – 800 Kg/day (Proposed)			
		Hazardous waste:	Negligible	NA			
		Biomedical waste:	NA	NA			
		E-Waste:	11	Will be handed over to authorized agency			
		STP Sludge (dry):	36	Used as manure and rest handed over to nursery			
31	Green Belt Development	Total RG area (m <sup>2</sup> ):		Required – 2,104.69			
		Existing trees on plot:		60			
		Number of trees to be planted:		204			
		Number of trees to be cut:		01			
		Number of trees to be transplanted:		02			
32	Power requirement:	Source of power supply:		MSEDCL			
		During Construction Phase (Demand Load):		60 KW			

		During Operation phase (Connected load):	4,915.55 KW		
		During Operation phase (Demand load):	2,114.66 KW		
		Transformer:	630 KVA X 4 Nos.		
		DG set:	• 125 KVA X 1 Nos., 250 KVA X 1 Nos.		
		Fuel used:	HSD		
33	Details of Energy saving		24.29%		
34	Environmental Mgt. plan budget during Construction phase	Type	Details	Cost (Lakh)	
		Capital	Air, water, land, biological environment & socioeconomic environment	19.79	
		O & M	Air, water and Noise Monitoring	2.49	
35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O & M (Lakh/Yr.)
		Sewage treatment	MBBR	150.50	3.14
		RWH	RWH Pits	6.75	1.35
		Solid Waste	OWC	16.00	0.36
		Swimming Pool	-	-	-
		Green Belt Development	Landscape development	4.50	1.20
		Energy saving	Renewable energy	39.33	0.79
		Environmental Monitoring	EMP costing	MoEF & CC approved lab.	14.21
		Disaster Management	DMP Budgetary Allocation	580.03	3.851
36	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
		4-Wheeler	373	373	12.5 Sq.m
		2-Wheeler	1711	1711	2.0 Sq. m
37	Details of Court cases / litigations w.r.t. the project and project location if any.			No	

### Deliberations:

PP stated that, the application is for expansion in Residential Development located at Wagholi, Taluka – Haveli, Pune. PP stated that previous EC was granted by PMRDA for total plot area of 50,800.00 m<sup>2</sup> and Total BUA 63,925.98 m<sup>2</sup> (FSI area: 49791.82 m<sup>2</sup> & Non FSI area 14134.82 m<sup>2</sup>). Construction initiated as per EC and approval received for project vide Out no. BHA/Mau. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 for BUA 63,925.98 m<sup>2</sup>.

PP stated that Construction of Building A & E is completed on site, Building B is in progress and total work completed on site as per EC is 25,427.48 m<sup>2</sup> (FSI 19,036.30 m<sup>2</sup> + Non FSI 6,391.18 m<sup>2</sup>). Due to subdivision in the plot, plot area is reduced from 50,800.00 m<sup>2</sup> to 21,980.00 m<sup>2</sup> as per subdivision Layout vide BHA/C.R. 1402/23-24/ Mouza Wagholi/S. No. 663/1 & other dated 04.04.2024. Hence, this proposal is submitted for obtaining expansion EC with reduction in total plot area to 21,980.00 m<sup>2</sup> for total built up area of 1,00,203.23 m<sup>2</sup> due to increase in FSI area as per UDCPR, 2020.

### **The comparative statement for the project is as below:**

Particulars	As per previous EC	Proposed Expansion	Remark
Name of the Project	Anshul Canvas	Anshul Canvas	No change

**Member Secretary**

**Chairman**

Name of Project Proponent	Mr. Deepak Jagtap	Mr. Deepak Jagtap	No change
Location of Project	S. No. 663 at Wagholi, Taluka – Haveli, Dist. - Pune	S. No. 663/1(P)- Plot 1 at Wagholi, Taluka – Haveli, Dist. – Pune	Change in S. Nos. due to subdivision
Project Cost	159 Cr.	181.17 Cr.	Cost of Expansion 22.17 Cr.
Plot Area	50,800.00 m <sup>2</sup>	21,980.00 m <sup>2</sup>	Plot is reduced due to subdivision
FSI	49,791.82 m <sup>2</sup>	66,134.86 m <sup>2</sup>	FSI increased by 16,343.04 m <sup>2</sup> due UDCPR
NON FSI	14,134.82 m <sup>2</sup>	34,068.37 m <sup>2</sup>	Non FSI Area increased by 19,933.55 m <sup>2</sup>
Total Built up area	63,925.98 m <sup>2</sup>	1,00,203.23 m <sup>2</sup>	BUA increased by 36,277.25 m <sup>2</sup>
Max. Height of the Building	39.00 m	60.00 m	Increased due to expansion.

As per previous EC			Proposed Expansion			Remark
Name of Building	Building Configuration	Height (m)	Name of Building	Building Configuration	Height (m)	
Building A	P + 12	39.00	Building A	P + 12	39.00	No change - Completed
Building E	P + 12	39.00	Building E	P + 12	39.00	No change - Completed
Building B	P + 11	35.45	Building B	P + 12	38.40	Construction is in progress additional 1 floor proposed
Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Construction not started Change in configuration
Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
Building G	P + 11	35.45	-			Building removed due to Plot subdivision
Building H	P + 11	35.45				
Building I	P + 11	35.45				
Bungalow (5 nos)	G + 1	6.60	-			Building removed due to Plot subdivision
Club House	G + 1	6.00				
			Club House - 1	G + 1	6.00	No change - Completed
			Club House – 2 (On podium)	G + 2	9.00	Newly proposed

Particulars	As per previous EC	Proposed Expansion	Remark
Tenements	806 nos	768 nos	Decrease by 38 nos.
Population	4,214 nos	4,062 nos	As per NBC
Total Water Requirement	573 KLD	565 KLD	Decreases by 8 KLD as per reduced population
Fresh water for drinking	363 KLD	366 KLD	Fresh water calculated as per NBC
Flushing	182 KLD	183 KLD	Flushing water calculated as per NBC

Gardening	24 KLD	16 KLD	Reduced due to plot subdivision
Excess treated water	391 KLD	246 KLD	Changes as per water balance
Quantity of Sewage	517 KLD	493KLD	Reduces as per water balance
STP capacity	STP 1 – 245 KLD STP 2 – 305 KLD	STP 1 – 245 KLD STP 2 – 325 KLD	STP 1 is Existing STP 2 is revised as per requirement
RWH pits	24 Nos of recharge pits with borehole Size – 2 m X 2 m X 2 m	9 Nos of recharge Pits with borehole Size - 2 m X 2 m X 2 m	Pits are provided as per requirement.
Solid Waste Generation	Dry Waste: 1,090 kg/day	Dry Waste: 812 kg/day	OWC 1 – 500 Kg/day – Existing OWC 2 – 800 Kg/day - Proposed
	Wet waste: 1,595.3 kg/day	Wet waste: 1,219 kg/day	
Open Space	4,930.00 m <sup>2</sup>	2,104.69 m <sup>2</sup>	Provided as per UDCPR and reduced plot area
Energy details	Demand load: 4,880 kW	Demand load: 2,114.66 KW	Changes as per requirement
	Transformer: 4 X 630 kVA	Transformer: 4 X 630 kVA	
	DG sets: 2 X 250 kVA	DG sets: 1 X 125 kVA + 1 X 320 kVA	
Parking Details	4 W – 409 Nos 2 W – 1,213 Nos	4 W – 373 Nos 2 W – 1,711 Nos	As per UDCPR

The status of NoCs received by PP is as below:

Sr.	Particulars	Date
1	IOD Subdivision	04.04.2024
2	IOD for Proposed layout	28.05.2024
3	Water Supply NOC	29.02.2024
4	Drainage NOC	07.06.2024
5	SWACH NOC with Agreement	30.03.2024
6	Completion Certificate of Building A & E	03.11.2020
7	Prov. Fire NOC for building B, C, D, F	30.05.2024
8	Aviation NOC	30.09.2022
9	Garden NOC	09.08.2024

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 informed that the that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas.

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

**During discussion following points emerged:**

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

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

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18.	SIA/MH/INFRA2/482229/2024	Proposed Residential & Commercial development project "Coral Nest" at Gat. no. 288, 289, Moshi, Tal. Haveli, Pune by M/s. Coral Infra
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**Decision: - PP remained absent. Hence the proposal was deferred.**

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19.	SIA/MH/INFRA2/482198/2024	Proposed development project "Jefro Kingsfort" at S. no. 5/2, Village Mamurdi, Taluka-Haveli, Pune by M/s. Jefro Realty LLP
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**Decision: - PP remained absent. Hence the proposal was deferred.**

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# ANNEXURE 21

Minutes of 285<sup>th</sup> Day-1 (Part A) meeting of SEIAA held on 18<sup>th</sup> December, 2024

## Item no. 08

**Proposal No.:-** SIA/MH/INFRA2/481178/2024

**Type of Project:** EC

**Subject-** Environmental Clearance for Proposed expansion in Residential Development "Anshul Kanvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.

### Project Details-

PP has submitted the application for prior environment clearance for proposed project with total plot area of 21,980 m<sup>2</sup>, FSI area of 66,134.86 m<sup>2</sup>, Non FSI area of 34,068.37 m<sup>2</sup> and total BUA of 1,00,203.23 m<sup>2</sup>.

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/INFRA2/481178/2024					
2	Name of Project	Proposed expansion in Residential Development "Anshul Kanvas" on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.					
3	Project category	8a (B2)					
4	Type of Institution	Private					
5	Project Proponent	Name	Mr. Deepak Vilasrao Jagtap				
		Regd. Office address	501, 4 <sup>th</sup> floor, Bonita Apartment, CTS 1187/16, Ghole Road, Shivajinagar, Pune - 411005.				
6	Consultant	Sustainera Solutions Pvt. Ltd.					
7	Applied for	Expansion in EC					
8	Details of previous EC	BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05/12/2017 for plot area – 50,800.00 m <sup>2</sup> & BUA 63,925.98 m <sup>2</sup>					
9	Location of the project	G. No. 663 – Plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune					
10	Latitude and Longitude	Latitude - 18°35'1.18"N, Longitude - 73°59'41.32"E					
11	Total Plot Area (m <sup>2</sup> )	21,980.00					
12	Deductions (m <sup>2</sup> )	933.36					
13	Net Plot area (m <sup>2</sup> )	21,046.64					
14	Proposed FSI area (m <sup>2</sup> )	66,134.86					
15	Proposed non-FSI area (m <sup>2</sup> )	34,068.37					
16	Proposed TBUA (m <sup>2</sup> )	1,00,203.23					
17	TBUA (m <sup>2</sup> ) approved by	1,00,203.23 approved by PMRDA					
18	Planning Authority till date	In PMC jurisdiction, special planning authority is Pune Metropolitan Region Development Authority (PMRDA)					
19	Ground coverage (m <sup>2</sup> ) & %	5367.62 & 25.50 %					
20	Total Project Cost (Rs.)	Rs. 181.17 Cr.					
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F. No. 22-65/2017 - IA.III dated 20.10.2020.					
22	Details of Building Configuration:						Reason for Modification /Change
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	P + 12	39.00	Building A	P + 12	39.00	No change
	Building B	P + 11	35.45	Building B	P + 12	38.40	1 floor increased
Building E	P + 12	39.00	Building E	P + 12	39.00	No change	

  
Member Secretary

  
Chairman

	Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Building Configuration Revised
	Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
	Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
	Building G	P + 11	35.45	-			Building removed due to plot subdivision
	Building H	P + 11	35.45				
	Building I	P + 11	35.45				
	Bungalow (5 nos)	G + 1	6.60				
	Club House	G + 1	6.00	Club House - 1	G + 1	5.70	No change
			Club House - 2 (on Podium)	G + 2	9.00	Newly proposed	
23	Total number of tenements		Residential units - 768 Nos, Population – 4,062 Nos				
24	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	366		Fresh Water	366	
		Recycled (Flushing)	183		Recycled (Flushing)	183	
		Recycled (Gardening)	16		Recycled (Gardening)	00	
		Swimming Pool	01		Swimming Pool	00	
		Total	566		Total	549	
		Excess treated water	246		Excess treated water	262	
25	Water Storage Capacity for Firefighting/UGT	UGT 1 – Fire Tank: 150 CMD UGT 2 – Fire Tank: 300 CMD					
26	Source of water	Local Body					
27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre - Monsoon - 15 to 20 m BGL Post Monsoon - 10 to 15 m BGL				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	9 Nos of recharge Pits (6 for Rooftop and 3 for Surface) with borehole of size 2 m X 2 m X 2 m				
		Details of UGT tanks if any:	NA				
28	Sewage and Wastewater	Sewage generation in CMD:	493				
		STP technology:	MBBR				
		Capacity of STP (CMD):	STP 1 – 245 KLD (Existing) , STP 2 – 335 KLD (Proposed) Total STP capacity – 580 KLD				
29	Solid Waste Management during Construction Phase	Type	Qty. (kg/day)	Treatment/disposal			
		Dry waste:	18	Handed over to authorised vendor			
		Wet waste:	20	Handed over to authorised vendor			
		Construction waste	Excavated material from proposed buildings.	Excavated material will be used for filling and Road work within site. Excess debris will be sent to authorised vendor			
30	Solid Waste Management during Operation Phase	Type	Qty. (kg/day)	Treatment / disposal			
		Dry waste:	812	Will be handed over to authorized agency			
		Wet waste:	1219	Treated in OWC machine within site OWC 1 – 500 Kg/day (Existing) OWC 2 – 800 Kg/day (Proposed)			
		Hazardous waste:	Negligible	NA			
		Biomedical waste:	NA	NA			
		E-Waste:	11	Will be handed over to authorized agency			
		STP Sludge (dry):	36	Used as manure and rest handed over to			

  
Member Secretary

  
Chairman

				nursery	
31	Green Belt Development	Total RG area (m <sup>2</sup> ):		Required – 2,104.69	
		Existing trees on plot:		60	
		Number of trees to be planted:		204	
		Number of trees to be cut:		01	
		Number of trees to be transplanted:		02	
32	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		60 KW	
		During Operation phase (Connected load):		4,915.55 KW	
		During Operation phase (Demand load):		2,114.66 KW	
		Transformer:		630 KVA X 4 Nos.	
		DG set:	• 125 KVA X 1 Nos., 250 KVA X 1 Nos.		
Fuel used:		HSD			
33	Details of Energy saving		24.29%		
34	Environmental Mgt. plan budget during Construction phase	Type	Details		Cost (Lakh)
		Capital	Air, water, land, biological environment & socioeconomic environment		19.79
		O & M	Air, water and Noise Monitoring		2.49
35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O & M (Lakh/Yr.)
		Sewage treatment	MBBR	150.50	3.14
		RWH	RWH Pits	6.75	1.35
		Solid Waste	OWC	16.00	0.36
		Swimming Pool	-	-	-
		Green Belt Development	Landscape development	4.50	1.20
		Energy saving	Renewable energy	39.33	0.79
		Environmental Monitoring	EMP costing	MoEF & CC approved lab.	14.21
		Disaster Management	DMP Budgetary Allocation	580.03	3.851
36	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
		4-Wheeler	373	373	12.5 Sq.m
		2-Wheeler	1711	1711	2.0 Sq. m
37	Details of Court cases / litigations w.r.t. the project and project location if any.				No

**SEAC Deliberation –**

PP stated that, the application is for expansion in Residential Development located at Wagholi, Taluka – Haveli, Pune. PP stated that previous EC was granted by PMRDA for total plot area of 50,800.00 m<sup>2</sup> and Total BUA 63,925.98 m<sup>2</sup> (FSI area: 49791. 82 m<sup>2</sup> & Non FSI area 14134.82 m<sup>2</sup>). Construction initiated as per EC and approval received for project vide Out no. BHA/Mau. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 for BUA 63,925.98 m<sup>2</sup>.

  
Member Secretary

  
Chairman

Minutes of 285<sup>th</sup> Day-1 (Part A) meeting of SEIAA held on 18<sup>th</sup> December, 2024

PP stated that Construction of Building A & E is completed on site, Building B is in progress and total work completed on site as per EC is 25,427.48 m<sup>2</sup> (FSI 19,036.30 m<sup>2</sup> + Non FSI 6,391.18 m<sup>2</sup>). Due to subdivision in the plot, plot area is reduced from 50,800.00 m<sup>2</sup> to 21,980.00 m<sup>2</sup> as per subdivision Layout vide BHA/C.R. 1402/23-24/ Mouza Wagholi/S. No. 663/1 & other dated 04.04.2024. Hence, this proposal is submitted for obtaining expansion EC with reduction in total plot area to 21,980.00 m<sup>2</sup> for total built up area of 1,00,203.23 m<sup>2</sup> due to increase in FSI area as per UDCPR, 2020.

The comparative statement for the project is as below:

Particulars	As per previous EC	Proposed Expansion	Remark
Name of the Project	Anshul Kanvas	Anshul Kanvas	No change
Name of Project Proponent	Mr. Deepak Jagtap	Mr. Deepak Jagtap	No change
Location of Project	S. No. 663 at Wagholi, Taluka – Haveli, Dist. - Pune	S. No. 663/1(P)- Plot 1 at Wagholi, Taluka – Haveli, Dist. – Pune	Change in S. Nos. due to subdivision
Project Cost	159 Cr.	181.17 Cr.	Cost of Expansion 22.17 Cr.
Plot Area	50,800.00 m <sup>2</sup>	21,980.00 m <sup>2</sup>	Plot is reduced due to subdivision
FSI	49,791.82 m <sup>2</sup>	66,134.86 m <sup>2</sup>	FSI increased by 16,343.04 m <sup>2</sup> due UDCPR
NON FSI	14,134.82 m <sup>2</sup>	34,068.37 m <sup>2</sup>	Non FSI Area increased by 19,933.55 m <sup>2</sup>
Total Built up area	63,925.98 m <sup>2</sup>	1,00,203.23 m <sup>2</sup>	BUA increased by 36,277.25 m <sup>2</sup>
Max. Height of the Building	39.00 m	60.00 m	Increased due to expansion.

As per previous EC			Proposed Expansion			Remark
Name of Building	Building Configuration	Height (m)	Name of Building	Building Configuration	Height (m)	
Building A	P + 12	39.00	Building A	P + 12	39.00	No change - Completed
Building E	P + 12	39.00	Building E	P + 12	39.00	No change - Completed
Building B	P + 11	35.45	Building B	P + 12	38.40	Construction is in progress additional 1 floor proposed
Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Construction not started Change in configuration
Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	

  
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Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	Building removed due to Plot subdivision
Building G	P + 11	35.45				
Building H	P + 11	35.45				
Building I	P + 11	35.45				
Bungalow (5 nos)	G + 1	6.60				
Club House	G + 1	6.00	Club House - 1	G + 1	6.00	No change - Completed
			Club House - 2 (On podium)	G + 2	9.00	Newly proposed

Particulars	As per previous EC	Proposed Expansion	Remark
Tenements	806 nos	768 nos	Decrease by 38 nos.
Population	4,214 nos	4,062 nos	As per NBC
Total Water Requirement	573 KLD	565 KLD	Decreases by 8 KLD as per reduced population
Fresh water for drinking	363 KLD	366 KLD	Fresh water calculated as per NBC
Flushing	182 KLD	183 KLD	Flushing water calculated as per NBC
Gardening	24 KLD	16 KLD	Reduced due to plot subdivision
Excess treated water	391 KLD	246 KLD	Changes as per water balance
Quantity of Sewage	517 KLD	493KLD	Reduces as per water balance
STP capacity	STP 1 – 245 KLD STP 2 – 305 KLD	STP 1 – 245 KLD STP 2 – 325 KLD	STP 1 is Existing STP 2 is revised as per requirement
RWH pits	24 Nos of recharge pits with borehole Size – 2 m X 2 m X 2 m	9 Nos of recharge Pits with borehole Size - 2 m X 2 m X 2 m	Pits are provided as per requirement.
Solid Waste Generation	Dry Waste: 1,090 kg/day	Dry Waste: 812 kg/day	OWC 1 – 500 Kg/day – Existing OWC 2 – 800 Kg/day - Proposed
	Wet waste: 1,595.3 kg/day	Wet waste: 1,219 kg/day	
Open Space	4,930.00 m <sup>2</sup>	2,104.69 m <sup>2</sup>	Provided as per UDCPR and reduced plot area
Energy details	Demand load: 4,880 kW	Demand load: 2,114.66 KW	Changes as per requirement

  
Member Secretary

  
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	Transformer: 4 X 630 kVA	Transformer: 4 X 630 kVA	
	DG sets: 2 X 250 kVA	DG sets: 1 X 125 kVA + 1 X 320 kVA	
Parking Details	4 W – 409 Nos 2 W – 1,213 Nos	4 W – 373 Nos 2 W – 1,711 Nos	As per UDCPR

The status of NoCs received by PP is as below:

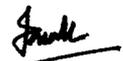
Sr.	Particulars	Date
1	IOD Subdivision	04.04.2024
2	IOD for Proposed layout	28.05.2024
3	Water Supply NOC	29.02.2024
4	Drainage NOC	07.06.2024
5	SWACH NOC with Agreement	30.03.2024
6	Completion Certificate of Building A & E	03.11.2020
7	Prov. Fire NOC for building B, C, D, F	30.05.2024
8	Aviation NOC	30.09.2022
9	Garden NOC	09.08.2024

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 informed that the that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas.

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

**During discussion following points emerged:**

1. PP to obtain NOC letter from existing Bungalow owners / inhabitants in the project site.
2. PP to explore provision of permeable pavement in open parking areas.
3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.

  
Member Secretary

  
Chairman

4. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
5. PP to prepare and implement plan to make proposed project a plastic free zone.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**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 is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 196<sup>th</sup> meeting for grant of Environment Clearance for total plot area of 21,980 m<sup>2</sup>, FSI area of 66,134.86 m<sup>2</sup>, Non FSI area of 34,068.37 m<sup>2</sup> and total BUA of 1,00,203.23 m<sup>2</sup>.

Project had received earlier Environment Clearance vide BHA/Mau. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 (from PMRDA) for total BUA 63,925.98 m<sup>2</sup>.

During the meeting, SEIAA observed that, PP has not obtained CFO NOC with configuration. SEIAA decided to defer the proposal for want revised CFO NOC with building configuration.

**SEIAA Decision-**

SEIAA decided to defer the proposal.



Member Secretary



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# ANNEXURE-228

Minutes of 292 Day – 1 (Part C) meeting of SEIAA held on 5<sup>th</sup> May, 2025

## Item no. 38

**Proposal No.:-** SIA/MH/INFRA2/481178/2024

**Type of Project:** EC

**Subject-** Environmental Clearance for Proposed expansion in Residential Development “Anshul Kanvas” on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.

### Project Details-

PP has submitted the application for prior environment clearance for proposed project with total plot area of 21,980 m<sup>2</sup>, FSI area of 66,134.86 m<sup>2</sup>, Non FSI area of 34,068.37 m<sup>2</sup> and total BUA of 1,00,203.23 m<sup>2</sup>.

Brief information of the proposal is as below:

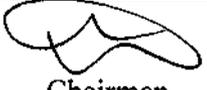
1	Proposal Number	SIA/MH/INFRA2/481178/2024					
2	Name of Project	Proposed expansion in Residential Development “Anshul Kanvas” on G. No. 663/1(P) – plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune by M/s. Anshul Bhosale Realty LLP.					
3	Project category	8a (B2)					
4	Type of Institution	Private					
5	Project Proponent	Name	Mr. Deepak Vilasrao Jagtap				
		Regd. Office address	501, 4 <sup>th</sup> floor, Bonita Apartment , CTS 1187/16, Ghole Road , Shivajinagar, Pune - 411005.				
6	Consultant	Sustainera Solutions Pvt. Ltd.					
7	Applied for	Expansion in EC					
8	Details of previous EC	BHA/Mua. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05/12/2017 for plot area – 50,800.00 m <sup>2</sup> & BUA 63,925.98 m <sup>2</sup>					
9	Location of the project	G. No. 663 – Plot 1 at Wagholi, Taluka – Haveli, Dist. - Pune					
10	Latitude and Longitude	Latitude - 18°35'1.18"N, Longitude - 73°59'41.32"E					
11	Total Plot Area (m <sup>2</sup> )	21,980.00					
12	Deductions (m <sup>2</sup> )	933.36					
13	Net Plot area (m <sup>2</sup> )	21,046.64					
14	Proposed FSI area (m <sup>2</sup> )	66,134.86					
15	Proposed non-FSI area (m <sup>2</sup> )	34,068.37					
16	Proposed TBUA (m <sup>2</sup> )	1,00,203.23					
17	TBUA (m <sup>2</sup> ) approved by	1,00,203.23 approved by PMRDA					
18	Planning Authority till date	In PMC jurisdiction, special planning authority is Pune Metropolitan Region Development Authority (PMRDA)					
19	Ground coverage (m <sup>2</sup> ) & %	5367.62 & 25.50 %					
20	Total Project Cost (Rs.)	Rs. 181.17 Cr.					
21	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F. No. 22-65/2017 - IA.III dated 20.10.2020.					
22	Details of Building Configuration:						Reason for Modification /Change
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	P + 12	39.00	Building A	P + 12	39.00	No change
	Building B	P + 11	35.45	Building B	P + 12	38.40	1 floor increased
Building E	P + 12	39.00	Building E	P + 12	39.00	No change	

  
Member Secretary

  
Chairman

	Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Building Configuration Revised
	Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	
	Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	
	Building G	P + 11	35.45				Building removed due to plot subdivision
	Building H	P + 11	35.45				
	Building I	P + 11	35.45				
	Bungalow (5 nos)	G + 1	6.60				
	Club House	G + 1	6.00	Club House - 1	G + 1	5.70	No change
-	-	-	Club House - 2 (on Podium)	G + 2	9.00	Newly proposed	
23	Total number of tenements		Residential units - 768 Nos, Population – 4,062 Nos				
24	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	366	Fresh Water	366		
		Recycled (Flushing)	183	Recycled (Flushing)	183		
		Recycled (Gardening)	16	Recycled (Gardening)	00		
		Swimming Pool	01	Swimming Pool	00		
		Total	566	Total	549		
		Excess treated water	246	Excess treated water	262		
25	Water Storage Capacity for Firefighting/UGT	UGT 1 – Fire Tank: 150 CMD UGT 2 – Fire Tank: 300 CMD					
26	Source of water	Local Body					
27	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre - Monsoon - 15 to 20 m BGL Post Monsoon - 10 to 15 m BGL				
		Size and no of RWH tank(s) and Quantity:	NA				
		Quantity and size of recharge pits:	9 Nos of recharge Pits (6 for Rooftop and 3 for Surface) with borehole of size 2 m X 2 m X 2 m				
		Details of UGT tanks if any:	NA				
28	Sewage and Wastewater	Sewage generation in CMD:	493				
		STP technology:	MBBR				
		Capacity of STP (CMD):	STP 1 – 245 KLD (Existing) , STP 2 – 335 KLD (Proposed) Total STP capacity – 580 KLD				
29	Solid Waste Management during Construction Phase	Type	Qty. (kg/day)	Treatment/disposal			
		Dry waste:	18	Handed over to authorised vendor			
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		Construction waste	Excavated material from proposed buildings.	Excavated material will be used for filling and Road work within site. Excess debris will be sent to authorised vendor			
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		Hazardous waste:	Negligible	NA			
		Biomedical waste:	NA	NA			
		E-Waste:	11	Will be handed over to authorized agency			
		STP Sludge (dry):	36	Used as manure and rest handed over to			


  
Member Secretary


  
Chairman

				nursery	
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		Existing trees on plot:		60	
		Number of trees to be planted:		204	
		Number of trees to be cut:		01	
		Number of trees to be transplanted:		02	
32	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		60 KW	
		During Operation phase (Connected load):		4,915.55 KW	
		During Operation phase (Demand load):		2,114.66 KW	
		Transformer:		630 KVA X 4 Nos.	
		DG set:	125 KVA X 1 Nos., 250 KVA X 1 Nos.		
		Fuel used:		HSD	
33	Details of Energy saving		24.29%		
34	Environmental Mgt. plan budget during Construction phase	Type	Details		Cost (Lakh)
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		Solid Waste	OWC	16.00	0.36
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		Green Belt Development	Landscape development	4.50	1.20
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		2-Wheeler	1711	1711	2.0 Sq. m
37	Details of Court cases / litigations w.r.t. the project and project location if any.				No

**SEAC Deliberation –**

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Member Secretary

  
Chairman

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FSI	49,791.82 m <sup>2</sup>	66,134.86 m <sup>2</sup>	FSI increased by 16,343.04 m <sup>2</sup> due UDCPR
NON FSI	14,134.82 m <sup>2</sup>	34,068.37 m <sup>2</sup>	Non FSI Area increased by 19,933.55 m <sup>2</sup>
Total Built up area	63,925.98 m <sup>2</sup>	1,00,203.23 m <sup>2</sup>	BUA increased by 36,277.25 m <sup>2</sup>
Max. Height of the Building	39.00 m	60.00 m	Increased due to expansion.

As per previous EC			Proposed Expansion			Remark
Name of Building	Building Configuration	Height (m)	Name of Building	Building Configuration	Height (m)	
Building A	P + 12	39.00	Building A	P + 12	39.00	No change - Completed
Building E	P + 12	39.00	Building E	P + 12	39.00	No change - Completed
Building B	P + 11	35.45	Building B	P + 12	38.40	Construction is in progress additional 1 floor proposed
Building C	P + 11	35.45	Building C	B1+G+1St+18F	60.00	Construction not started Change in configuration
Building D	P + 11	35.45	Building D	B1+G+1St+18F	60.00	

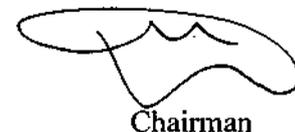
  
Member Secretary

  
Chairman

Building F	P + 11	35.45	Building F	B1+G+1St+18F	60.00	Building removed due to Plot subdivision
Building G	P + 11	35.45				
Building H	P + 11	35.45				
Building I	P + 11	35.45				
Bungalow (5 nos)	G + 1	6.60				
Club House	G + 1	6.00	Club House - 1	G + 1	6.00	No change - Completed
			Club House - 2 (On podium)	G + 2	9.00	Newly proposed

Particulars	As per previous EC	Proposed Expansion	Remark
Tenements	806 nos	768 nos	Decrease by 38 nos.
Population	4,214 nos	4,062 nos	As per NBC
Total Water Requirement	573 KLD	565 KLD	Decreases by 8 KLD as per reduced population
Fresh water for drinking	363 KLD	366 KLD	Fresh water calculated as per NBC
Flushing	182 KLD	183 KLD	Flushing water calculated as per NBC
Gardening	24 KLD	16 KLD	Reduced due to plot subdivision
Excess treated water	391 KLD	246 KLD	Changes as per water balance
Quantity of Sewage	517 KLD	493KLD	Reduces as per water balance
STP capacity	STP 1 – 245 KLD STP 2 – 305 KLD	STP 1 – 245 KLD STP 2 – 325 KLD	STP 1 is Existing STP 2 is revised as per requirement
RWH pits	24 Nos of recharge pits with borehole Size – 2 m X 2 m X 2 m	9 Nos of recharge Pits with borehole Size - 2 m X 2 m X 2 m	Pits are provided as per requirement.
Solid Waste Generation	Dry Waste: 1,090 kg/day	Dry Waste: 812 kg/day	OWC 1 – 500 Kg/day – Existing OWC 2 – 800 Kg/day - Proposed
	Wet waste: 1,595.3 kg/day	Wet waste: 1,219 kg/day	
Open Space	4,930.00 m <sup>2</sup>	2,104.69 m <sup>2</sup>	Provided as per UDCPR and reduced plot area
Energy details	Demand load: 4,880 kW	Demand load: 2,114.66 KW	Changes as per requirement

  
Member Secretary

  
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	Transformer: 4 X 630 kVA	Transformer: 4 X 630 kVA	
	DG sets: 2 X 250 kVA	DG sets: 1 X 125 kVA + 1 X 320 kVA	
Parking Details	4 W – 409 Nos 2 W – 1,213 Nos	4 W – 373 Nos 2 W – 1,711 Nos	As per UDCPR

The status of NoCs received by PP is as below:

Sr.	Particulars	Date
1	IOD Subdivision	04.04.2024
2	IOD for Proposed layout	28.05.2024
3	Water Supply NOC	29.02.2024
4	Drainage NOC	07.06.2024
5	SWACH NOC with Agreement	30.03.2024
6	Completion Certificate of Building A & E	03.11.2020
7	Prov. Fire NOC for building B, C, D, F	30.05.2024
8	Aviation NOC	30.09.2022
9	Garden NOC	09.08.2024

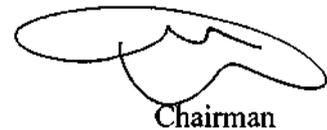
PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur is also received. PP informed that the that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas.

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

**During discussion following points emerged:**

1. PP to obtain NOC letter from existing Bungalow owners / inhabitants in the project site.
2. PP to explore provision of permeable pavement in open parking areas.
3. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.

  
Member Secretary

  
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Minutes of 292 Day – 1 (Part C) meeting of SEIAA held on 5<sup>th</sup> May, 2025

4. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
5. PP to prepare and implement plan to make proposed project a plastic free zone.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**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 is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 196<sup>th</sup> meeting for grant of Environment Clearance for total plot area of 21,980 m<sup>2</sup>, FSI area of 66,134.86 m<sup>2</sup>, Non FSI area of 34,068.37 m<sup>2</sup> and total BUA of 1,00,203.23 m<sup>2</sup>.

Project had received earlier Environment Clearance vide BHA/Mau. Wagholi/G. No. 663/ Pra. Kra. 940/17-18 dated 05.12.2017 (from PMRDA) for total BUA 63,925.98 m<sup>2</sup>.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that, they have obtained the same dated 9.10.2023. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 9.10.2023.

The SEIAA earlier considered the proposal in its 281<sup>st</sup> meeting and decided to defer due to non-availability of CFO NOC. Now PP has submitted CFO NOC along with compliance.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area 2104.66 m<sup>2</sup> on mother earth. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 28.04.2025.

  
Member Secretary

  
Chairman

Minutes of 292 Day – 1 (Part C) meeting of SEIAA held on 5<sup>th</sup> May, 2025

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 15.11.2024.

SEIAA after deliberation decided to grant EC for-FSI- 66,134.86 m2, Non FSI- 34,068.37 m2, Total BUA- 1,00,203.23 m2. (Plan approval No-1499 dated 28.05.2024)

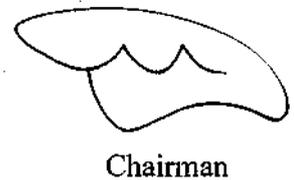
SEIAA after deliberation decided to grant Environment Clearance subject to compliance of following conditions-

1. PP has provided mandatory RG area of 2104.66 m2 on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC is restricted height of building C, D and F up to 57m as per CFO NOC dated 3.05.2024.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for FSI- 66,134.86 m2, Non FSI- 34,068.37 m2, Total BUA- 1,00,203.23 m2. (Plan approval No-1499 dated 28.05.2024).

**SEIAA Decision-**

SEIAA after deliberation decided to grant Environment Clearance.

  
Member Secretary

  
Chairman

# ANNEXURE-236

पर्यावरण आघात मुल्यांकन अधिसूचना,  
२००६ च्या प्रभावी अंमलबजावणीबाबत...

महाराष्ट्र शासन

पर्यावरण व वातावरणीय बदल विभाग

शासन परिपत्रक क्रमांक: SEIAA-२०२२/प्र.क्र. ३०/SEIAA

नवीन प्रशासकीय इमारत, १५ वा मजला

मंत्रालय, मुंबई - ३२.

दिनांक - १२.०४.२०२३.

## शासन परिपत्रक

मा. राष्ट्रीय हरित लवाद, पश्चिम खंडपीठ, पुणे यांनी मुळ अर्ज क्र. १३/२०२१ आणि मुळ अर्ज क्र. १४/२०२१ मध्ये दिलेल्या आदेशानुसार, राज्यस्तरीय पर्यावरण आघात मुल्यांकन प्राधिकरणाच्या कार्यपद्धतीचे मुल्यांकन करून पर्यावरण आघात मुल्यांकन अधिसूचना, २००६ च्या प्रभावी व परिणामकारक अंमलबजावणीकरिता मार्गदर्शक सूचना निर्गमित करण्याची बाब शासनाच्या विचाराधीन होती. मा. राष्ट्रीय हरित लवादाच्या आदेशाच्या अनुषंगाने, पर्यावरण आघात मुल्यांकन अधिसूचना, २००६ च्या प्रभावी व परिणामकारक अंमलबजावणीकरिता प्रमाणित संचलन प्रक्रिया (Standard Operating Procedure) सोबत जोडलेल्या परिशिष्टाप्रमाणे निर्गमित करण्यात येत आहे.

पर्यावरण आघात मुल्यांकन अधिसूचना, २००६ च्या प्रभावी व परिणामकारक अंमलबजावणीकरिता सर्व प्रशासकीय विभागांनी त्यांच्या अधिपत्याखालील स्थानिक स्वराज्य संस्था/नियोजन प्राधिकरणे यांना सदर प्रमाणित संचलन प्रक्रियेचे (Standard Operating Procedure) काटेकोरपणे पालन करण्याबाबत सूचित करावे.

सदर परिपत्रक महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेतस्थळावर उपलब्ध करण्यात आले असून त्याचा संकेतांक २०२३०४१३१३१९३१७६०४ असा आहे. हे परिपत्रक डिजीटल स्वाक्षरीने साक्षांकित करून काढण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(विजय पाटील)

कक्ष अधिकारी, महाराष्ट्र शासन

प्रत,

१. मा. राज्यपालांचे सचिव.
२. मा. मुख्यमंत्र्यांचे प्रधान सचिव.

३. मा. उप मुख्यमंत्र्याचे प्रधान सचिव
४. सर्व विभागीय आयुक्त.
५. सर्व महानगरपालिका आयुक्त
६. महानगर आयुक्त, मुंबई महानगर क्षेत्र विकास प्राधिकरण, मुंबई
७. मुख्य कार्यकारी अधिकारी तथा उपाध्यक्ष, म्हाडा, मुंबई.
८. मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, मुंबई.
९. मुख्य कार्यकारी अधिकारी, झोपडपट्टी विकास प्राधिकरण, मुंबई.
१०. महानगर आयुक्त, पुणे महानगर क्षेत्र विकास प्राधिकरण, पुणे
११. महानगर आयुक्त, नागपूर महानगर क्षेत्र विकास प्राधिकरण, नागपूर
१२. व्यवस्थापकिय संचालक तथा उपाध्यक्ष, महाराष्ट्र राज्य रस्ते विकास महामंडळ, मुंबई
१३. सदस्य सचिव, महाराष्ट्र प्रदूषण नियंत्रण मंडळ, मुंबई
१४. सर्व जिल्हाधिकारी
१५. मा. सर्व मंत्री / मा. राज्यमंत्री यांचे खाजगी सचिव.
१६. शासनाचे मा. मुख्य सचिव/ सर्व अप्पर मुख्य सचिव / प्रधान सचिव / सचिव यांचे खाजगी सचिव
१७. निवडनस्ती.

**Standard Operating Procedure (SOP)**

1. Hon'ble NGT in OA 13 of 2021 (Shashikant Vithal Kamble Versus M/s. Key Stone Properties & Ors.) and OA No. 14 of 2021 has observed that "----- it will be appropriate to require the SEIAA, Maharashtra to review its working in the light of the judgments of the Hon'ble Supreme Court and violations frequently being alleged, including the present case. 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."
2. Current SEIAA Maharashtra, constituted vide MoEF&CC Notification S.O. 107(E) dated 11.01.2021 reviewed its working and came up with following SOP& Good Practises to be uniformly followed in all cases.
3. **The current SEIAA, Maharashtra took due note of the concerns raised by Hon'ble NGT about constructions done on site without prior Environment Clearance and is of the firm belief that, all efforts must be diligently made to ensure that the EIA Notification, 2006 is observed in all cases wherever it is applicable.**
4. **SEIAA, Maharashtra noted that, in order to achieve the mandate of ensuring strict observance of EIA Notification, 2006 effective coordination between Local Planning Authority/Competent Authority , SEIAA, State Pollution Control Board and Central Pollution Control Board is necessary, for each plays a critical role well defined by Notifications/ Office Memorandums under Environment (Protection) Act, 1986 and Notification/ Development Control Regulations under Maharashtra Regional Town Planning Act.**

<p><b>A. Detection of violation on ground is the Primary Responsibility of Local Planning Authority/ Competent Authority-</b></p>
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- I. Local Planning Authority/ Competent Authority is the main authority entrusted with the responsibility of ensuring all development is carried out as per Maharashtra Regional and Town Planning Act, 1966, and various Development Control Regulations (DCR) issued thereunder.
- II. Local Planning Authority/ Competent Authority is entrusted with the responsibility of issuing IOA/ IOD / Concession report before giving

Commencement Certificate only after due compliance of DCR and various notifications.

- III. Local Planning Authority/ Competent Authority is expected to observe the entire process of Building Construction and site development right from issuing IOD/IOA/ Concession Report, Commencement Certificate to Plinth Checking Certificate, to Slab Checking Certificate **at each slab** to Completion Certificate and final Occupation Certificate (OC). It is thus being reiterated that the entire responsibility of ensuring Town and country planning mandate /DCR and related conditions of EC is with the Local Planning Authority / Competent Authority.
- IV. It is expected that the Local Planning Authority/ Competent Authority will not issue Commencement Certificate / Completion Certificate to projects where EIA Notification 2006 is applicable unless the said notification is complied with.
- V. It is respectfully submitted that the primary responsibility for ensuring compliance of EIA Notification, 2006 therefore lies with the Local Planning Authority/ Competent Authority as they are feet on the ground as elaborated in point 1, 2, 3 & 4 above.
- VI. **In order to reiterate primary responsibility of Local Planning Authority / Urban Local Bodies Circular instructions are being issued by Department of Environment and Climate Change Government of Maharashtra.**

**SOP for Local Planning Authority/Competent Authority**

- a) **Stage of Commencement Certificate-** At the time of granting Commencement Certificate to construction projects where EIA Notification, 2006 is applicable, the authority concerned, should verify whether prior Environmental Clearance has been granted. If Authority comes across any violation, Commencement Certificate should not be given unless the project has received valid prior EC bearing EC Identification Number. (ECs given after 20.10.2021 bear EC Identification Number) and the same to be brought to the notice of Regional Officer Maharashtra Pollution Control Board, who should initiate action in exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986 and also inform EC Co-ordination Cell/SEIAA.
- b) **After grant of Commencement Certificate-** If violation is noticed at any stage of subsequent approval or inspection, such violation should be brought to the

notice of of Regional Officer Maharashtra Pollution Control Board, who should initiate action in exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986 and also inform EC Co-ordination Cell/SEIAA.

**B. Role of SEIAA / SEAC**

Mandate of SEIAA is to process Environmental Clearance as per EIA Notification 2006 and various OMs issued thereunder and judgements of Hon'ble NGT/ Hon'ble High Court and Hon'ble Supreme Court wherever applicable in projects which are submitted to SEIAA on PARIVESH

**SOP followed by newly constituted SEIAA/SEAC, Maharashtra**

- a) All applications on PARIVESH portal are strictly considered 100 % online by the newly Constituted SEIAA, Maharashtra.
- b) Newly Constituted SEIAA, Maharashtra considers all applications in chronological order.
- c) In addition to mandatory form I, IA (for Fresh Proposals) and form IV (for 8 (b) Expansion proposals) on PARIVESH portal, SEIAA has developed separate Comprehensive Consolidated Statement (CS) for Building Construction Projects and Industry Projects which contains detailed information about the project. Each PP has to mandatorily present details in the Comprehensive Consolidated Statement (CS) before SEAC. (A copy of the Comprehensive Consolidated Statement (CS) is Annexed for ready reference)
- d) SEAC/SEIAA requires following inputs from Local Planning Authority / Competent Authority-

**I. Building Construction Projects-**

- i. PP is required to submit Certificate of approvability of project as per Town and Country Planning Rules issued by Local Planning Authority/ Competent Authority variously known as IOD, IOA, LOI, LOA, Concession report etc.
- ii. PP also has to submit NOCs/ Clearances from Local Planning Authority/ Competent Authority for **Key Environment Considerations** such as

- Sustainable Water Supply, Connectivity to Sewage network, Connectivity to Storm Water Drain, and fire safety NOC/ Clearance etc.
- iii. PP is also expected to submit HRC NOC/ Clearance, Ministry of Defence NOC/ Clearance, Civil Aviation NOC/ Clearance, CRZ NOC/ Clearance, Wetland NOC/ Clearance, Eco-sensitive Zone Clearance etc. wherever applicable.
  - iv. In case of new projects, during presentation of project, Project Proponent is required to submit current goggle live image of the project (KML file) to ascertain site condition.
  - v. Similarly, in case of expansion of Building Construction Project, PP is required to submit a certificate from registered architect clearly stating that, construction initiated on site by PP at the time of SEIAA meeting is within the Built Up Area (BUA) and as per configuration of earlier Environment Clearance (EC). This is a mandatory condition which helps in verifying that construction on ground is as per the earlier EC.

## II. For Industry Projects -

- i. SEIAA has uniformly mandated provision of 33 % green belt within the plot boundary as per MoEF&CC Office Memorandum dated 09.08.2018. In certain MIDCs and especially in expansion cases it is not possible to provide 33 % green belt within the plot boundary, in such cases Project Proponent to provide the same in the vicinity.
- ii. In case of new projects, during presentation of project, Project Proponent is required to submit current goggle live image of the project (KML file) to ascertain site condition.

## III. Mining Projects-

- i. In mining projects PP is required to submit approved mining plan from Director General of Mining and Geology. PP is also required to submit Cluster Development Certificate from District Mining Officer and Forest NOC, Irrigation NOC wherever applicable. PP also required to submit distance of proposed mining site from nearest human settlement, water body, public road, reserved forest etc.
- ii. In case of new projects, during presentation of project, Project Proponent is required to submit current google live image of the project (KML file) to ascertain site condition.

- e) SEIAA Maharashtra has established **SEIAA Co-ordination Cell and Legal Cell** to ensure effective implementation of EIA Notification 2006.

**C. Role of State Pollution Control Board**

All projects falling under the categories specified by CPCB (Green, Orange and Red) are required to obtain consent to establish (CTE) from SPCBs under Water (Prevention and Control) Act 1974 and Air (Prevention and Control) Act 1981. Thereafter consent to operate (CTO) from SPCBs is also required to be taken.

**SOP for Maharashtra Pollution Control Board**

- a) **Grant of CTE-** It is directed that if any violation is noticed at the time of giving consent to Establish, the SPCB or concerned Regional Officer/Designated Officer, should take action in exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986 and also inform to EC Co-ordination Cell/SEIAA.
- b) **Grant of CTO** – Similarly if any violation is noticed at the time of consent to Operate, the SPCB or concerned Regional Officer/Designated Officer, should take action in exercise of the powers conferred under Section 5 of the Environment (Protection) Act, 1986 and also inform to EC Co-ordination Cell/SEIAA.
5. It is expected that, observance of this SOP will facilitate effective and diligent coordination between, Local Planning Authority, SEIAA and Maharashtra Pollution Control Board ensuring that EIA Notification 2006 is effectively implemented.
6. SEIAA Maharashtra would review the aforesaid SoP as and when required to ensure more effective compliance of EIA Notification 2006.

\*\*\*\*

*Shri*