

1. It is submitted that at the very outset this respondent denies each averment made in the present application 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 application may be deemed to have been admitted by this respondent unless and until the same has been admitted by the respondent.
2. The Present Original Application alleges that Project Proponent (“PP”) has not obtained the Consent to Establish and further PP has not complied with the terms and conditions imposed by SEAC and SEIAA in the Environment Clearance (“EC”) dated 30-04-2021.
3. PP applied to SEAC for EC for proposed Residential & Commercial Township Project at CTS No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s. R. Retail Ventures Private Limited for a TBUA: 4,91,315.37 m². SEAC-3 in its 114th meeting considered the proposal of PP under screening category 8 (b) B1 as per EIA Notification, 2006 and recommended it to SEIAA. The proposal was then considered by SEIAA in its 218th meeting and decided to grant EC subject to following conditions:
 - a. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
 - b. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.



- c. 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.
- d. SEIAA after deliberation decided to grant Environment Clearance for - FSI area - 2,848.97 m², Non FSI: 16,896.93 m², BUA: 19,745.9 m² (Restricted as per CC).**

Copy of EC dated 30.04.2021 is annexed as ANNEXURE-1.

4. PP in its proposal dated 04.03.2022 again submitted its application for EC for a TBUA: 4,91,315.37 m². SEIAA noted that PP has obtained earlier EC dated 30.04.2021 which was restricted for FSI area: 2,848.97 m², Non FSI area: 16,896.93 m² and BUA: 19,745.9 m². Proposal was considered by SEIAA in its 248th meeting and decided to grant EC dated 15.09.2022 for a total BUA: 4,91,315.37 m² with following conditions:
- a. This EC is subject to the final outcome of the Original Application - 10/2022 pending before the Hon'ble NGT.
- b. This EC is restricted for building A1, A2, A3, A4, B3 and B4 up to 38.10 m height only as per CFO NOC dated - 04.03.2021.
- c. 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.
- d. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.



- e. 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.
- f. **SEIAA after deliberation decided to grant EC for FSI - 1,99,369.53 m², Non FSI - 2,91,945.84 m², Total BUA - 4,91,315.37 m². (Plan approval No. BP/EC/Chichwad/01/2020 dated-8/01/2020).**

Copy of EC dated 15.09.2022 is annexed as ANNEXURE-2.

- 5. PP applied for expansion in EC dated 15.09.2022, which was considered by SEIAA in its 261st meeting dated 14.06.2023 and decided to grant EC dated 21.07.2023 with following conditions:
 - a. PP has provided mandatory RG area of 10,441 m² on ground. Local Planning authority to ensure the compliance of the same.
 - b. This EC excludes the Cluster D (i.e. Building no D1, D2, D3, and D4) as PP has not obtained CFO NOC for the same. Further, EC is restricted for Mall and Office building up to 36.30 m height only as per CFO NOC.
 - c. 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.
 - d. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.



e. 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.

f. SEIAA after deliberation decided to grant EC for – FSI - 5,32,685 m², Non FSI - 2,11,425 m², Total BUA - 7,44,110.00 m². (Plan approval No BP/EC/Chinchwad/02/2023, Dated 07/02/2023).

Copy of EC dated 21.07.2023 is annexed as ANNEXURE-3.

6. Comparative statement for EC dated 15.09.2022 and 21.07.2023.

Particulars	EC dated 15th September 2020	Proposed Expansion	Remarks
Plot area in Sq.m	95,516.12	1,05,190.00	Increased by 9,673.88 sqm (change of area in PR Card)
FSI area in Sq.m	1,99,369.53	5,32,685.00	Increased by 3,33,315.47 Sq.m
Non FSI area in Sq.m	2,91,945.84	2,11,426.00	Decreased by 80,519.84 Sq.m
Total Construction area in Sq.m	4,91,315.57	7,44,111.00	Increased by 2,52,795.43Sq.m

7. Thereafter, PP applied for amendment in EC to SEIAA. SEIAA considered the proposal in its 263rd meeting and decided to grant corrigendum in EC vide letter dated 09.08.2023, wherein specific condition no. 2 i.e. *This EC excludes the Cluster D (i.e. Building no D1, D2, D3, and D4) as PP has not obtained CFO NOC for the same. Further, EC is restricted for Mall and Office building up to 36.30 m height only as per CFO NOC., stands deleted.* Copy of the letter dated 09.08.2023 is annexed as ANNEXURE 4.

8. Vide Order dated 22.01.2025, this Hon'ble Tribunal observed and directed the following -

3. *We find from the perusal of Joint Committee Report as well as the EC dated 30.04.2021 that total BUA, which has been*



approved for construction of the Project Proponent, is shown to be 19,745.9 sq. mtrs., which is below 20,000 sq. mtrs. and as per the EIA Notification, 2006, the minimum threshold limit for asking the EC is above 20,000 sq. mtrs. BUA. Therefore, we direct respondent No.2- SEIAA to explain as to why this EC was considered despite the total BUA being less than 20,000 sq. mtrs.

4. At this stage, learned counsel for respondent No.3- MPCB has pointed out that the EC at page no.164 of the paper book indicates that total BUA approved is recorded as 4,91,315.37 sq. mtrs. Therefore, we want to resolve this controversy as to what is the actual BUA of the project, for which EC has been granted, which can be made clear before us by the SEIAA only.

9. In compliance to the above directions, it is stated that although a project requires EC for TBUA which is more than 20,000 m2, in the present case the PP had proposed to build 4,91,315.37 m2. However, as the PCMC had granted Commencement Certificate for 19,745.9 m2, the EC was granted accordingly. There is no ambiguity or irregularity in the said process of grant of EC.
10. In the present case, there is no violation of EIA Notification in the process of grant of EC. The Applicant has not challenged any of the ECs granted to the PP and therefore, that issue cannot be looked upon into the present case.
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.



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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 **05 AUG 2025**

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, Mantralaya, Mumbai – 400 032 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 _____, 2025 at Mumbai.

05 AUG 2025

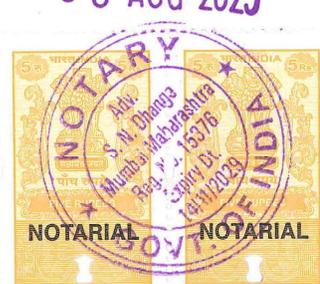
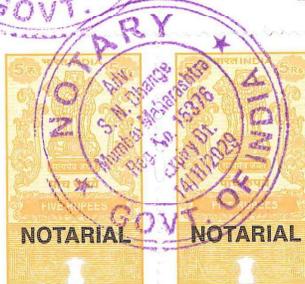
Dattatray Suryakant Bhalerao
Scientist I & Deputy Secretary,
Environment & CC Department,
Government of Maharashtra



BEFORE ME

Adv. S. N. Dhangre
Notary Govt. of India
Regd. No. 15376, MUMBAI (MS)
404-405, 4th Floor, Davar House,
197/199, Near Central Camera Bldg.,
D. N. Road, Fort, Mumbai - 400001.
Mob.: 8788385700

NOTED & REGISTERED
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Date...05 AUG 2025



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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/53534/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 30.04.2021.

To
M/s. R Retail Ventures Private Limited,
CTS. No. 4510, 4510/1, 4513 Chinchwad,
Pune.

Subject : Environment Clearance for Proposed residential & commercial township
Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s. R
Retail Ventures Private Limited.

Reference : Application no. SIA/MH/MIS/53534/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 114th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 218th A meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/NCP/53534/2020	
Name of Project	Environment clearance for proposed residential & commercial township Project at CTS.No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited.	
Project category	8(b) Townships and Area Development projects	
Type of Institution	Private	
Project Proponent	Name	Mr. Sanjay Daga
	Regd. Office address	Address-Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400022
Consultant	VK:e Environmental LLP.	
Applied for	New Greenfield Project	
Details of previous EC	Not Applicable	
Location of the project	CTS.No.4510, 4510/1, 4513 Chinchwad, Tal: Haveli, Dist:Pune	
Latitude and Longitude	18° 38'06.92" N 73° 47'51.50"E	
Total Plot Area (m2)	95516.12	
Deductions (m2)	35823.64	
Net Plot area (m2)	59692.48	
Proposed FSI area (m2)	199369.53	

Proposed non-FSI area (m2)	291945.84				
Proposed TBUA (m2)	491315.37				
TBUA (m2) approved	491315.37				
Ground coverage (m2) & %					
Total Project Cost (Rs.)	9240000000/-				
Details of Building Configuration:					Remarks
Previous EC / Existing Building			Proposed Configuration		
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
Not applicable as it is fresh project application			A1	2B+P+21	63.90
			A2	2B+P+21	63.90
			A3	2B+P+21	63.90
			A4	2B+P+21	63.90
			B1	2B+P+21	63.90
			B2	2B+P+21	63.90
			B3	2B+P+21	63.90
			B4	2B+P+21	63.90
			C1	2B+P+21	63.90
			C2	2B+P+21	63.90
			C3	2B+P+21	63.90
			Club House	G+1	8.10
			Mall Office Hotel Building	3B+LG+UG+13	69.30
			Total number of tenements	No. of Tenants: 1,245 Residential No. of offices: 9 No. of Lease Tenants for Mall – Retail: 171, Anchor: 18, Theatre: 2175 seats, Food stall: 27, Restaurants: 19, FEC: 2, Amphitheatre: 1 No. of hotels rooms: 126	
Water Budget	Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	1382	Fresh Water	1382	
	Recycled (Gardening)	41	Recycled	00	
	Swimming Pool	9	Swimming Pool	9	
	Flushing	1085	Flushing	1085	
	Total	2508	Total	2467	
	Wastewater generation	1803	Wastewater generation	1803	
Water Storage Capacity for Firefighting / UGT	1200 CMD				
Source of water	Pimpri Chinchwad Municipal Corporation				
Rainwater Harvesting (RWH)	Level of the Ground water table: As per the Hydrogeology survey Report 30-35 m				
	Size and no of RWH tank(s) and Quantity:			NA	
	Quantity and size of recharge pits:			25 nos of size 2mX 2m X 2m	

	Details of UGT tanks if any:		Residential Fire-600 cum, Domestic- 734cum Flushing- 289 cum Commercial Fire-600 cum, Domestic- 1118cum Flushing- 449 cum
Sewage and Wastewater	Sewage generation in CMD:	1803	
	STP technology:	MBBR	
	Capacity of STP (CMD):	Cluster A-325 KLD, Cluster B-310KLD, Cluster C-200 KLD, Retail-465KLD, Office- 310KLD, Hotel- 400 KLD	
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	20	Through Authorized vendor
	Wet waste:	30	Through Authorized vendor
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	6976	Through Authorized vendor
	Wet waste:	7135	Through Authorized vendor
	Hazardous waste:	NA	NA
	Biomedical waste	NA	NA
	E-Waste	35504 Kg/Year	Through Authorized vendor
	STP Sludge (dry)	258	Dried sludge from STP will be used as manure
Green Belt Development	Total RG area (m2):	10427.38	
	Existing trees on plot:	540	
	Number of trees to be planted:	760	
	Number of trees to be cut:	138	
	Number Trees Retained	363	
	Number of trees to be transplanted:	39	
Power requirement:	Source of power supply:	MSEDCL	
	During Construction Phase (Demand Load):	116 KW	
	During Operation phase (Connected load):	22957 KW	
	During Operation phase (Demand load):	13513 KW	
	Transformer:	Residential 5 no. 1000KVA, Commercial 2 no of 1250 KVA, 3 no 1600KVA, 3 no 2000KVA, 1 no 1000 KVA	
	DG set:	1 x 1500 kva + 2 x 1010 kva, 1 x 1250 kva, 6 x 1500kva, 3 x 600 kva	
	Fuel used:	HSD	
Details of Energy	Use of LED with timers/dimmers	For conventional lighting we have	

saving	comparing with CFL(non-conventional Method)		proposed 28Watt & for saving we have proposed 18Watt LED light fixtures. Commercial Mall lighting saving is 55.48% & Residential Area Lighting saving is 55.78% Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient motors per annum for Residential is 22.13% & for Commercial Mall is 23.62%		
	use of solar PV panel (conventional Method)		Installed Capacity of Solar Panel is considered 1% of Demand Load		
	Solar PV Panel + LED Light fittings		Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient motors per annum for Residential is 22.13% & for Commercial Mall is 23.62% Solar PV		
Environmental Management plan budget during Construction phase	Type	Details		Cost	
	Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation, CER		1,00,950,082	
	O & M	Water, Noise, soil,air monitoring		10,56,000.00	
Environmental Management plan Budget during Operation phase	Component	Details		Capital (Rs.)	O&M (Rs./Y)
	Sewage Treatment	Treatment of Wastewater		62,91,50,00.00	85,08,000.00
	Water Treatment			NA	NA
	RWH	Rain Water Harvesting Pits		47,05,080.00	2,00,000.00
	Swimming Pool	Swimming pool		28,60,000.00	2,30,000.00
	Solid Waste	Organic Waste composter		14,82,50,00.00	38,00,000.00
	Green Belt Development	Landscaping		69,87,839.14	10,72,800.00
	Energy Saving	Solar PV & Hot Water		87,93,000.00	4,39,000.00
	HVAC			23,00,000.00	3,25,000.00
	Lightning Arrester			10,89,000.00	25,000.00
	Environmental Monitoring	Water, Air, Noise monitoring		-	4,56,000.00
Parking details	Type	Required as per DCR	Actual Provided		Area per parking (m2)
	4-Wheeler	2869	2869		115444.91
	2-Wheeler	9018	9018		
	Bicycles	4666	4666		

3. The proposal has been considered by SEIAA in its 218th A meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit plantation plan w.r.t compensatory trees proposed to be planted.
2. PP to submit CFO NOC.
3. PP to submit IOD / Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions there under.

B. SEIAA Conditions-

1. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
2. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
3. 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.
4. SEIAA after deliberation decided to grant Environment Clearance for- FSI area - 2848.97 m², Non FSI: 16896.93 m² , BUA: 19745.9 m² (Restricted as per CC).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of

aerators or pressure reducing devices or sensor based control.

- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.

- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the

website of the Company by the proponent.

- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA. as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

ANNEXURE-2

ENVIRONMENTAL
CLEARANCE

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

To,

The Director
R RETAIL VENTURES PRIVATE LIMITED
Runwal Omkar Esquare, 5th Floor, Opp. Sion Chunabhatti Signal, Sion,
Mumbai -400022

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/72899/2020 dated 04 Mar 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B039MH166260
2. File No.	SIA/MH/MIS/72899/2020
3. Project Type	Expansion
4. Category	B1
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Proposed residential commercial township project
7. Name of Company/Organization	R RETAIL VENTURES PRIVATE LIMITED
8. Location of Project	Maharashtra
9. TOR Date	11 Mar 2020

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

Date: 15/09/2022

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

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

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/72899/2020
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.R RETAIL VENTURES PRIVATE LIMITED,
CTS No.4510, 4510/1,4513 Chinchwad,
Tal -Haveli Pune.

Subject : Environmental Clearance for Proposed Residential & Commercial
Township Project at CTS No.4510, 4510/1,4513 Chinchwad, Tal -Haveli
Pune by M/s.R RETAIL VENTURES PRIVATE LIMITED

Reference : Application no. SIA/MH/MIS/72899/2020

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 114th & 124th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 248th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	SIA/MH/NCP/53534/2020	
Name of Project	Environment clearance for proposed residential & commercial township Project at CTS.No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited	
Project category	8(b) Townships and Area Development projects	
Type of Institution	Private	
Project Proponent	Name	Mr. Sanjay Daga
	Regd. Office address	Address-Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400 022
Consultant	VK:e Environmental LLP.	
Applied for	New Greenfield Project	
Details of previous EC	Not Applicable	
Location of the project	CTS.No.4510, 4510/1, 4513 Chinchwad, Tal: Haveli, Dist:Pune	
Latitude and Longitude	18° 38'06.92" N 73° 47'51.50"E	
Total Plot Area (m2)	95516.12	
Deductions (m2)	35823.64	
Net Plot area (m2)	59692.48	
Proposed FSI area (m2)	199369.53	
Proposed non-FSI area (m2)	291945.84	
Proposed TBUA (m2)	491315.37	
TBUA (m2) approved	491315.37	
Ground coverage (m2) & %		
Total Project Cost (Rs.)	9240000000/-	

Details of Building Configuration:						Remarks
Previous EC / Existing Building			Proposed Configuration			
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Not applicable as it is fresh project application			A1	2B+P+21	63.90	
			A2	2B+P+21	63.90	
			A3	2B+P+21	63.90	
			A4	2B+P+21	63.90	
			B1	2B+P+21	63.90	
			B2	2B+P+21	63.90	
			B3	2B+P+21	63.90	
			B4	2B+P+21	63.90	
			C1	2B+P+21	63.90	
			C2	2B+P+21	63.90	
			C3	2B+P+21	63.90	
			Club House	G+1	8.10	
			Mall Office Hotel Building	3B+LG+UG+13	69.30	
Total number of tenements			No. of Tenants: 1,245 Residential No. of offices: 9 No. of Lease Tenants for Mall – Retail: 171, Anchor: 18, Theatre: 2175 seats, Food stall: 27, Restaurants: 19, FEC: 2, Amphitheatre: 1 No. of hotels rooms: 126			
Water Budget		Dry Season (CMD)		Wet Season (CMD)		
	Fresh Water	1382	Fresh Water	1382		
	Recycled (Gardening)	41	Recycled	00		
	Swimming Pool	9	Swimming Pool	9		
	Flushing	1085	Flushing	1085		
	Total	2508	Total	2467		
	Wastewater generation	1803	Wastewater generation	1803		
Water Storage Capacity for Firefighting / UGT			1200 CMD			
Source of water		Pimpri Chinchwad Municipal Corporation				
Rainwater Harvesting (RWH)		Level of the Ground water table: As per the Hydrogeology survey Report 30-35 m				
		Size and no. of RWH tank(s) and Quantity:		NA		
		Quantity and size of recharge pits:		25 nos of size 2mX 2m X 2m		
		Details of UGT tanks if any:		Residential Fire-600 cum, Domestic- 734cum Flushing- 289 cum Commercial Fire-600 cum, Domestic- 1118cum Flushing- 449 cum		

Sewage and Wastewater	Sewage generation in 1803		
	CMD:		
	STP technology:	MBBR	
	Capacity of STP (CMD):	Cluster A-325 KLD, Cluster B-310KLD, Cluster C-200 KLD, Retail-465KLD, Office- 310KLD, Hotel- 400 KLD	
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	20	Through Authorized vendor
	Wet waste:	30	Through Authorized vendor
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	6976	Through Authorized vendor
	Wet waste:	7135	Through Authorized vendor
	Hazardous waste:	NA	NA
	Biomedical waste	NA	NA
	E-Waste	35504 Kg/Year	Through Authorized vendor
	STP Sludge (dry)	258	Dried sludge from STP will be used as manure
Green Belt Development	Total RG area (m2):		10427.38
	Existing trees on plot:		540
	Number of trees to be planted:		760
	Number of trees to be cut:		138
	Number Trees Retained		363
	Number of trees to be transplanted:		39
Power requirement:	Source of power supply:		MSEDCL
	During Construction Phase (Demand Load):		116 KW
	During Operation phase (Connected load):		22957 KW
	During Operation phase (Demand load):		13513 KW
	Transformer:		Residential 5 no. 1000KVA, Commercial 2 no of 1250 KVA, 3 no 1600KVA, 3 no 2000KVA, 1 no 1000 KVA
	DG set:		1 x 1500 kva + 2 x 1010 kva, 1 x 1250 kva, 6 x 1500kva, 3 x 600 kva
	Fuel used:		HSD
Details of Energy saving	Use of LED with timers/dimmers comparing with CFL(non-conventional Method)	For conventional lighting we have proposed 28Watt & for saving we have proposed 18Watt LED light fixtures. Commercial Mall lighting saving is 55.48% & Residential Area Lighting saving is 55.78% Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient	

			motors per annum for Residential is 22.13% & for Commercial Mall is 23.62%	
	use of solar PV panel (conventional Method)		Installed Capacity of Solar Panel is considered 1% of Demand Load	
	Solar PV Panel + LED Light fittings		Total Energy Saving considering LED Light Fixtures , VFD & Energy Efficient motors per annum for Residential is 22.13% & for Commercial Mall is 23.62% Solar PV	
Environmental Management plan budget during Construction phase	Type	Details	Cost	
	Capital	Erosion control – dust suppression measures, barricading and top soil preservation, Labor Camp toilets & sanitation, CER	1,00,950,082	
	O & M	Water, Noise, soil, air monitoring	10,56,000.00	
Environmental Management Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
	Sewage Treatment	Treatment Wastewater	62,91,50,00.00	85,08,000.00
	Water Treatment		NA	NA
	RWH	Rain Water Harvesting Pits	47,05,080.00	2,00,000.00
	Swimming Pool	Swimming pool	28,60,000.00	2,30,000.00
	Solid Waste	Organic Waste composter	14,82,50,00.00	38,00,000.00
	Green Belt Development	Landscaping	69,87,839.14	10,72,800.00
	Energy Saving	Solar PV & Hot Water	87,93,000.00	4,39,000.00
	HVAC		23,00,000.00	3,25,000.00
	Lightning Arrester		10,89,000.00	25,000.00
Environmental Monitoring	Water, Air, Noise monitoring		4,56,000.00	
Parking details	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler	2869	2869	115444.91
	2-Wheeler	9018	9018	
	Bicycles	4666	4666	

3. PP has obtained earlier EC dated 30.04.21 which was restricted for FSI area- 2848.97 sq.m, Non FSI area-16896.93 sq.m & BUA-19745.90 sq.m Proposal has been considered by SEIAA in its 248th (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. An Architect Certificate shall be submitted stating that since appraisal of the project there is no change in the project.

B. SEIAA Conditions-

1. This EC is subject to final outcome of the Original Application- 10/2022 pending before the Hon'ble NGT.
2. This EC is restricted for building A1, A2, A3, A4, B3 and B4 up to 38.10 m height only as per CFO NOC dated -04.03.2021.
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 - 199369.53m², Non FSI- 291945.84 m², Total BUA-491315.37 m². (Plan approval No.BP/EC/Chichwad/01/2020 dated-8/01/2020).

General Conditions:**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.

- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated

effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely;

SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without

any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

14/9/2022

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by Manisha
Patankar Mhaiskar
Member Secretary

Date: 9/15/2022 9:15:04 PM

ANNEXURE-3



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

**ENVIRONMENTAL
CLEARANCE**

To,

The owner

R RETAIL VENTURES PRIVATE LIMITED

Runwal Omkar Square, off Eastern Express way, Sion, Mumbai - 400022 - 400022

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/417521/2023 dated 09 Feb 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B039MH166075 |
| 2. File No. | SIA/MH/INFRA2/417521/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Environment clearance for proposed residential & commercial township Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited. |
| 7. Name of Company/Organization | R RETAIL VENTURES PRIVATE LIMITED |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 21/07/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/417521/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.R Retail Ventures Private Limited,
CTS. No. 4510, 4510/1, 4513,
Chinchwad, Pune.

Subject : Environment clearance for proposed residential & commercial township
Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s.R Retail
Ventures Private Limited.

Reference : Application no. SIA/MH/INFRA2/417521/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 170th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.06.2023.

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

1.	Proposal Number	SIA/MH/INFRA2/417521/2023	
2.	Name of Project	Environment clearance for proposed residential & commercial projectbProject at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by R Retail Ventures Private Limited.	
3.	Project category	8(b) Townships and Area Development projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Ms. Pallavi Matkari
		Regd. Office address	Address – Runwal Omkar Square I 5th Floor I Off Eastern Express Highway, Sion Mumbai - 400 022
		Contact number	022 – 61133000
		e-mail	pallavi.matkari@runwal.com
6.	Consultant	VK:e Environmental LLP	
7.	Applied for	Expansion in EC	
8.	Details of previous EC	EC letter received for the project. EC Identification No. - EC22B039MH166260 dated 15.09.2022 For Plot area: 95,516.12 sqm FSI area: 1,99,369.53 sqm Non FSI area: 2,91,945.84 sqm TBAU: 4,91,315.37 sqm	
9.	Location of the project	CTS.No.4510,4510/1, 4513 Chinchwad, Tal: Haveli, Dist: Pune	
10.	Latitude and Longitude	18° 38'06.92" N 73° 47'51.50"E	
11.	Total Plot Area (m2)	1,05,190	

12.	Deductions (m2)	924.46					
13.	Net Plot area (m2)	1,04,265.54					
14.	Proposed FSI area (m2)	5,32,685					
15.	Proposed non-FSI area (m2)	2,11,426					
16.	Proposed TBUA (m2)	7,44,111					
17.	TBUA (m2) approved by Planning Authority till date	1,74,548 sqm					
18.	Ground coverage (m2) & %	23,234 – 22%					
19.	Total Project Cost (Rs.)	1250 Cr.					
20.	CER as per MoEF& CC circular dated 01/05/2018	---					
21.	Details of Building Configuration:						
	Previous EC / Existing Building	Proposed Configuration					
	Reason for Modification / Change						
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	A1	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	A1	3B + P + 40	130m	Excavation in progress
	A2	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	A2	3B + P + 40	130m	1 Basement added and Vertical expansion. Construction Not yet started
	A3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	A3	3B + P + 40	130m	1 Basement and Vertical expansion. Construction Not yet started
	A4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	--	--	--	Location slightly changed and

						changed name as D1, Not initiated
B1	2B+P+21	63.90	B1	2B + P + 37	120.55 m	Vertical expansion. Construction upto 19 floors
B2	2B+P+21	63.90	B2	2B + P + 37	120.55 m	Vertical expansion. Construction upto 19 floors
B3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	B3	2B + P + 40	130m	Vertical expansion. Basement initiated.
B4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	38.10	B4	2B + P + 40	130m	Vertical expansion. Basement initiated.
C1	2B+P+21	63.90	C1	2B + P + 37	120.55 m	Vertical expansion. Construction completed upto 21 floors
C2	2B+P+21	63.90	C2	2B + P + 37	120.55 m	Vertical expansion. Construction completed upto 21 floors
C3	2B+P+21	63.90	C3	2B + P + 37	120.55 m	Vertical expansion. Construction completed upto 21 floors

				D1	2B + P + 40	130m	Newly added. Construction Not yet started
				D2	2B + P + 40	130m	Newly added. Construction Not yet started
				D3	3B + P + 40	130m	Newly added. Construction Not yet started
				D4.	3B + P + 40	130m	Newly added. Construction Not yet started
Club House	G+1	8.10	Club House	3P+G+3	12.5m	3	Basement added and Vertical expansion. Construction Not yet started
Mall Office Hotel Building	3B+LG+UG+13	63.90	Mall + Office Building + MLCP	2B + LG + UG + 27	138.75 m		Hotel building removed MLCP Added 1 Basement removed and vertical expansion. Change in footprint. Constructi

						on Not yet started
22.	Total number of tenements	Residential: No. of Tenements:2643 Commercial: No. of offices: 24x6=144 Retail: 97 Anchor: 18 Theatre: 500 seats (1x7screens) Food stall: 16 Restaurants: 10 FEC: 2 Population:42,062				
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	1985	Fresh Water	1985	
		Recycled (Gardening)	148	Recycled	00	
		Swimming Pool	22	Swimming Pool	22	
		Flushing	1128	Flushing	1128	
		HVAC make up	305	HVAC make up	305	
		Total	3588	Total	3440	
		Wastewater Generation	2744	Wastewater generation	2744	
24.	Water Storage Capacity for Firefighting / UGT	Residential: Fire-1800 cum Commercial Mall: Fire-550 cum Office: Fire-400 cum				
25.	Source of water	Pimpri Chinchwad Municipal Corporation				
26.	Rainwater Harvesting (RWH)	Level of the Ground water table: As per the Hydrogeology survey Report 3-9 m Size and no of RWH tank(s) and Quantity: 485 kld Quantity and size of recharge pits: 25 nos. and size 2m x 2m x 2m Details of UGT tanks if any: NA				
27.	Sewageand Wastewater	Sewage generation in CMD:		2744		
		STP technology:		MBBR		
		Capacity of STP (CMD):		Total -2755 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste:	30	Through Authorized vendor		
		Wet waste:	20	Through Authorized vendor		
29.	Solid Waste Management	Type	Quantity (kg/d)	Treatment / disposal		
		Dry waste:	6676	Through Authorized vendor		
		Wet waste:	7678	Through Authorized vendor		

	nt during Operation Phase	Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	152	Through Authorized vendor
		STP Sludge (dry)	410	Dried sludge from STP will be used as manure
30.	Green Belt Development	Total RG area (m2):	10426 sqm	
		Existing trees on plot:	1095	
		Number of trees to be retained:	405 naturally grown retained + 690 newly planted	
		Number of trees to be cut:	138	
		Number of trees to be transplanted:	00	
		Total trees on site	3894	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	717 kW	
		DG set during construction phase	750 kVA	
		During Operation phase (Connected load):	48,419KW	
		During Operation phase (Demand load):	24,081 KW	
		Transformer:	9 x 1000 kVA 1 x 315 kVA 2 x 1250 kVA 1 x 630 kVA 6 x 2500 kVA	
		DG set:	500 kVA x 2 no. 400 kVA x 2 no. 320 kVA x 1 no. 600 kVA x 1 no. 810 kVA x 3 nos. 2000 kVA x 2 nos. 1250 kVA x 7 nos.	
		Fuel used:	HSD	
32.	Details of Energy saving	RE 5% of demand load is proposed		
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs.)
		Air	Erosion control – dust suppression measures, barricading, Site safety measures,	5,56,500/-
		Land & water	JCB, Debris & topsoil preservation	6,97,000/-
		Health and Safety	Labor camp, toilet, Water Tanker & its maintenance	51,20,000/-
		Health facility	Safety equipment for labour and training	10,30,000/-
		Fuel consumption	Disinfection and Health Check-ups	41,250/-
		Environment Management	Environmental Management cell	36,00,000/-
Environment Management	Environmental Monitoring	7,36,800/-		

34.	Environmental Management plan Budget during Operation phase	Component	Capital (Rs.)	O&M (Rs./Y)	
		Sewage treatment	5,95,00,000/-	98,47,400/-	
		RWH	1,46,25,000/-	5,30,000/-	
		Solid Waste	1,75,00,000/-	17,35,026/-	
		Green belt development	4,21,00,000/-	42,10,000/-	
		Energy saving	8,93,00,000/-	44,67,000/-	
		Environmental Monitoring	--	3,19,200/-	
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	4,759	6,097	189447
		2-Wheeler	16,444	16,444	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	NGT Case No.10/2022(WZ) pending for service			

Comparative statement is as below-

Particulars	EC dated 15th September 2020	Proposed Expansion	Remarks
Plot area in Sq.m	95,516.12	1,05,190.00	Increased by 9,673.88 sqm (change of area in PR Card)
FSI area in Sq.m	1,99,369.53	5,32,685.00	Increased by 3,33,315.47 Sq.m
Non FSI area in Sq.m	2,91,945.84	2,11,426.00	Decreased by 80,519.84 Sq.m
Total Construction area in Sq.m	4,91,315.57	7,44,111.00	Increased by 2,52,795.43Sq.m

Previous EC dated 15.09.2022			Proposed Configuration			Remarks
Building	Configuration	Height (m)	Building	Configuration	Height (m)	
A1	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	A1	3B + P + 40	130	Excavation in progress

A2	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	A2	3B + P + 40	130	1 Basement added and Vertical expansion. Construction Not yet started
A3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	A3	3B + P + 40	130	1 Basement and Vertical expansion. Construction Not yet started
A4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	--	--	--	Location slightly changed and changed name as D1, Not initiated
B1	2B+P+21	63.90	B1	2B + P + 37	120.55	Vertical expansion. Construction upto 19 floors
B2	2B+P+21	63.90	B2	2B + P + 37	120.55	Vertical expansion. Construction upto 19 floors
B3	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	B3	2B + P + 40	130.00	Vertical expansion. Basement initiated.
B4	2B+P+21 (Restricted as per Fire NOC 2B+P+11)	63.90	B4	2B + P + 40	130.00	Vertical expansion. Basement initiated.
C1	2B+P+21	63.90	C1	2B + P + 37	120.55	Vertical expansion. Construction completed upto 21 Floors
C2	2B+P+21	63.90	C2	2B + P + 37	120.55	Vertical expansion. Construction completed upto 21 Floors
C3	2B+P+21	63.90	C3	2B + P + 37	120.55	Vertical expansion. Construction completed upto 21 Floors
--			D1	2B + P + 40	130.00	Newly added. Construction Not yet started
--			D2	2B + P + 40	130.00	Newly added. Construction Not yet started
--			D3	3B + P + 40	130.00	Newly added. Construction Not yet started
--			D4	3B + P + 40	130.00	Newly added. Construction Not yet started
Club House	G+1	8.10	Club House	3B+G+3	12.50	3 Basement added and Vertical expansion. Construction Not yet started

Mall + Office +Hotel Building	3B+LG+UG+1 3	63.90	Mall + Office Building + MLCP	2B + LG + UG + 27	138.75	Hotel building removed MLCP Added 1 Basement removed and vertical expansion. Change in footprint. Construction Not yet started
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Sr. No.	Particular	Details as per previously granted EC 15.09.2022	Details as per expansion in project	Remarks
1	No. Of Building (No's)	Residential = 11 Commercial = 01 Club house = 01 Hotel = 01	Residential = 14 Commercial = 01 Club house = 01 MLCP = 01	Residential Buildings increased by 3 nos. Hotel building removed MLCP added
2	No. of units	Tenements: 1245 nos. Office: 09 nos. Retail: 171 nos. Anchor: 18 nos. Theatre: 01 (500 seats) Food stall: 27 nos. Restaurants: 19 FEC: 2 nos. Amphitheatre: 01 no. Hotel: 1 (126 rooms)	Tenements: 2643 nos. offices: 144 nos. Retail shops : 97 nos. Anchor shops: 18 nos. Theatre: 01 (500 seats) Food stall: 16 nos. Restaurants: 10 FEC: 2 nos. -- --	No. of Tenements increased by 1,398 nos. No. of shops and offices increased Amphitheatre and Hotel Building removed
3	Population (No's)	38,712	42,062	Increased by 3,350 nos.
4	Fresh Water Requirement (KLD)	1382	1985	Increased by 603 KLD
5	Sewage Generation (KLD)	1803	2744	Increased by 941 KLD
6	STP (KLD)	2010 (6 STPs)	2755 KLD (7 STPs)	Increased by 745 KLD

3. The proposal has been considered by SEIAA in its 261st (Day-3) meeting held on 14.06.2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to shuffle the entry and exit for smooth vehicular movement in consonance with traffic direction.
2. PP to ensure to recharge of incremental run off rain water harvesting by minimum 100%.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 10441m² on ground. Local Planning authority to ensure the compliance of the same.
2. This EC excludes the Cluster D (i.e. Building no D1, D2, D3, and D4) as PP has not obtained CFO NOC for the same. Further, EC is restricted for Mall and Office building up to 36.30 m height only as per CFO NOC.
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-532685 m², Non FSI-211425m², Total BUA-744110.00 m². (Plan approval No BP/EC/Chinchwad/02/2023, Dated 07/02/2023)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution

Control Board.

- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal

Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP

Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S.
Member Secretary

Date: 7/21/2023 5:12:10 PM

ANNEXURE-4

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/417521/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.
Date: 09/08/2023

To
M/s.R Retail Ventures Private Limited,
CTS. No. 4510, 4510/1, 4513,
Chinchwad, Pune

Subject : Environment clearance for proposed residential & commercial township
Project at CTS. No. 4510, 4510/1, 4513 Chinchwad, Pune by M/s.R
Retail Ventures Private Limited.- Corrigendum in EC regarding

Reference : 1. Application no. SIA/MH/INFRA2/417521/2023
2. EC Identification No. EC23B039MH166075, dated 21.07.2023

This has reference to your communication on the above mentioned subject. You have obtained Environment Clearance vide EC23B039MH166075, dated 21.07.2023. Now, you have applied for amendment in Environment Clearance. Your Proposal then considered in 263rd meeting of State Level Environment Impact Assessment Authority (SEIAA) and SEIAA decided to grant corrigendum in Environment Clearance dated as below-

Mentioned in SEIAA minutes and EC dated 21.07.2023	Correction shall be read as
SEIAA specific condition no.2- This EC excludes the Cluster D (i.e. Building no D1, D2, D3, and D4) as PP has not obtained CFO NOC for the same. Further, EC is restricted for Mall and Office building up to 36.30 m height only as per CFO NOC.	SEIAA specific condition no.2 stands deleted.

All the other terms and conditions mentioned in the EC letter dated 21.07.2023 shall remain the same.



Pravin Darade
(Member Secretary, SEIAA)