

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 74/2019

Tanaji Gambhire

... Appellant

v.

Principal Secretary,

Environment Department & Ors.

... Respondents

REPLY AFFIDAVIT BY RESPONDENT NO. 2, SEIAA

Sr. No.	Annexure	Particulars	Page No.	
1.		REPLY AFFIDAVIT BY RESPONDENT NO. 2, SEIAA		
2.	1	Copy of SEAC 95 th Minutes of Meeting dated 4 th October, 2019		
3.	2	Copy of SEIAA 242 nd Minutes of Meeting dated 21 st April, 2022		
4.	3	Copy of SEIAA 272 nd Minutes of Meeting dated 14 th December, 2023		

3093

5.	4	Copy of EC dated 10 th September, 2024		
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Pune

Date : 20-01-2025



Aniruddha S Kulkarni

Standing Counsel for SEIAA, SEAC

Environment and Climate Change Department

Government of Maharashtra

3094



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 74/2019**

Tanaji Gambhire

... Appellant

v/s.

Principal Secretary,

Environment Department & Ors.

... Respondents

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

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 application which is contrary to and inconsistent with the averments made and facts states in the present reply. It is submitted that nothing stated in the application may deemed to have been admitted by this respondent unless and until the same has been admitted by the respondent.
2. The present case pertains to the construction undertaken by M/s. Nyati Builders at two separate residential construction projects which are adjacent to each other by the name M/s. Nyati Ethos I at Survey No. 21/1A+1B+3A/1+3A/2+3A/3+3A/4, and M/s. Nyati Ethos II at Su. No. 19/5, Village-Undri, Tal. Haveli, Dist.-Pune. Allegation is that construction has taken place without taking prior EC.
3. The total plot area of M/s. Nyati Ethos I is- 16150 SQM and M/s. Nyati Ethos II is — 10100 SQM. Nyati Ethos I and Nyati Ethos II are two separate and distinct projects constructed on different lands pieces situated opposite each other. The said land pieces



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have different 7/12 extracts and government demarcations. Both the projects have separate open space, and separate amenity space.

4. PP made application on 4th June, 2019 which was considered by SEAC-III in their 95th Meeting dated October 4, 2019. SEAC observed the following –

- a) PP had submitted application for prior Environmental clearance for total plot area of 16,150 m², FSI area of 17,234.48 m², Non FSI area of 13,461.29 m² and total BUA of 30695.77 m².
- b) **The PP informed that they have carried out 23,316.59 m² construction work amounting to violation of Environment (Protection) Act, 1986 r.w. EIA Notification 2006, amended till date.**
- c) The Committee noted that the PP has not applied within the prescribed period as per the MoEF&CC Notification dated 14/03/2017, 8/03/2018 and concerned office memoranda issued from time to time.
- d) PP also concealed the information that Proposed Directions u/s 5 of Environment (Protection) Act, 1986 were issued to him by Environment Department vide No.Comp-2019/CR-

AO.

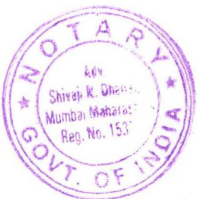


17/SEIAA dt. 15.06.2019 based on the Complaint/Notice of Mr.Tanaji B. Gambhire through Advocate Nilesh Bhandari.

In view of above, the Committee decided to refer the proposal to SEIAA for further decision. Copy of SEAC Minutes annexed as **Annexure 1.**

5. SEIAA considered the proposal in their 183rd Meeting dated December 12, 2019, wherein as the PP remained absent, SEIAA decided to defer the proposal. Copy of SEIAA Minutes annexed as **Annexure 2.**
6. Later on 8th February, 2022, PP submitted fresh proposal under violation category under the MoEF&CC SoP notification dated 07-07-2021. SEAC considered the proposal in their 183rd Meeting, 17th – 20th October, 2023. SEAC noted that the PP has submitted application under violation category for expansion in residential development of Nyati Ethos I for total plot area of 16,150 m², FSI area of 17,234.48 m², Non FSI area of 13,461.29 m² and total BUA of 30695.77 m².
7. SEAC noted that –
 - a) As per the OM dated 07-07-2021, the penalty cost is arrived

at Rs. 99,84,000/-.



b) Damage assessment value is arrive at Rs. 2,46,64,573.50/-.

After deliberation, SEAC decided to recommend the proposal for EC to SEIAA, subject to compliance of above points.

8. SEIAA considered the proposal in their 272nd Meeting dated 14th December, 2023. It was noted the ecological damage assessment and the economic benefits accruing as a result of the violation and also the penalty amount as appraised by SEAC. Authority also noted the corresponding EMP stipulated by SEAC costing Rs. 2,46,64,573.50 taking into consideration the remediation plan and natural and community resource augmentation plan. The Authority accepted the recommendations of the SEAC and decided to grant EC subject to submission of the Bank Guarantee of Rs. 2,46,64,573.50 towards effective implementation of remediation plan and natural and community resource augmentation plan and submission of penalty of Rs. 99,84,000/-.
9. Further SEIAA directed SEIAA cell to confirm with MPCB whether action has been initiated against the PP u/s. 15 r/w. Sec. 19 of the EP Act, 1986.
10. SEIAA asked PP regarding the provision of RG. PP submitted that they have provided 1615.00 m² of mandatory RG on mother earth



without any construction. SEIAA noted the same and asked PP to submit area undertaking to that effect. PP submitted the same on 12-12-2023.

11. SEIAA asked PP to submit undertaking regarding compliance of the SEAC conditions. PP submitted the same on 13-12-2023.

12. SEIAA after deliberation decided to grant EC for FS : 17,234.48 m², Non – FSI : 13,461.29 m², total BUA : 30,695.77 m². Copy of SEIAA MoM dated 14th December, 2023 is annexed as **Annexure 3**.


Copy of EC dated 10-09-2024 is annexed as **Annexure 4**.

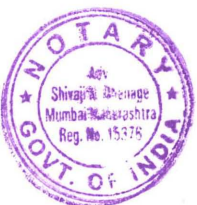
13. This respondent craves leave to file any additional reply as and when required. In light of the above submissions, it is respectfully prayed that Environment Department shall abide by any orders and directions issued by the Hon'ble Tribunal.

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 17-01-2025


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 at room no. 217, 2nd floor, 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 17th day of January, 2025 at Mumbai.



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

BEFORE ME

Adv. S. N. Dhanage
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.: 8788385738

NOTED & REGISTERED
Page No. 182 Sr. No. 1714
Date 17 JAN 2025



16.	P-16	SIA/MH/MIS/249450/2022	Residential cum commercial construction project by MAHANAGAR REALTY
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Representative of PP Mr. Singh was present during the meeting

It is noted that, the PP has submitted the application for expansion in Environmental clearance for total plot area of 23734m², FSI area of 82551.42m², Non FSI area of 32548.58m² and total BUA of 1,15,100.00m².

Brief information of the proposal is as below:

1	Proposal Number	SIA/MH/MIS/249450/2022	
2	Name of Project	Residential cum commercial Construction project at Dhankawadi by Mahanagar Realty	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mahanagar Realty
		Registered office address	San Mahu Complex, 6th floor, 5 Bund Garden Road, Opp. Poona Club, Pune -411001
		Contact Number	020- 66006306
		e-mail	asif.lukade@goelgangadevelopments.com
6	Consultant	As the EMP was prepared by PP and appraised by SEAC for total proposal, no fresh EMP and appointment of consultant is required.	
7	Applied for	Balance EC	
8	Details of previous EC	Previous EC vide no. SEIAA-EC-0000002007Dated 14/09/2019	
9	Location of the project	CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road, Pune- 411043	
10	Latitude and Longitude	Latitude :18°28'13.16"N Longitude: 73°51'30.72"E	
11	Total Plot Area (m ²)	23734	
12	Deductions (m ²)	1125	
13	Net Plot area (m ²)	22609	
14	Proposed FSI area (m ²)	82551.42	
15	Proposed Non FSI area (m ²)	32548.58	
16	Total BUA (m ²)	1,15,100.00	

17	TBUA (m2) approved by Planning Authority till date	94945.38SQM as per the sanction plan no. CC/2430/2018 dated 2 nd November 2018 and 1,15,100 sqm as per IOD vide no. . CC/3706/2021 dated 24/02/2022					
18	Ground coverage (sqm) & %	9240 sqm					
19	Total Project Cost (Rs.)	262.04 Cr					
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
CER Activity will be done as and if required as directed by SEAC.							
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						
	Previous EC/Existing Building			Proposed Configuration			Reason for Modification /Change
	Bldg. Name	Configuration	Ht. (m)	Bldg. Name	Configuration	Ht. (m)	
	A	3B +P+21	69.70	A	3B + P +21	69.70	No Change
	B	3B+P+21	69.70	B	3B + P +21	69.70	
	C	3B+P+21	69.70	C	3B + P +21	69.70	
	D	1B+G +Mezz + 5P+29	99.90	D	1B+G +Mezz+ 5P +26	99.83	Changes due to changed market situation
	Commercial at Building D	Part of Bldg D	6.00	Commercial at Building D	Part of Bldg D	6.00	No Change
	Community Prayer Hall	G	12.43	Community Prayer Hall	G	12.43	No Change
22	Total No. of Tenements	479 tenements + 9 Shops					
23	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	220	Fresh Water	220		
		Recycled	169	Recycled	111		
		HVAC	0	HVAC	0		

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		Swimming pool	6	Swimming Pool	6
		Flushing	111	Flushing	111
		Total	369	Total	331
		Wastewater generation	309	Wastewater generation	309
24	Water Storage Capacity for Firefighting / UGT	UGT - Domestic water tank :371.40 KL Fire water tank : 300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 10.00 m Post-Monsoon- 3-5 m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	15, Size- 0.2 m X 0.9 M		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Waste water	Sewage Generation (CMD)	319 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	150 CMD and 210 CMD		
28.	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	16 KG	Through authorized vendor	
		Wet waste	24 kg	Organic waste composter	
		Construction waste	1% of raw material	For filling on same site	
29.	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal	
		Dry Waste Kg/day	461	Through authorized vendor	

		Wet waste Kg/day	675	Organic waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E- waste Kg/year	1336	Through authorized vendor
		STP sludge Kg/day	19	Organic waste composter
30.	Green Belt Development	Total RG area (m2)		2760.90
		Existing trees on plot		44
		Number of trees to be planted		376
		Number of trees to be cut		16
		Number of trees to be transplanted		15
31.	Power requirement	Source of power supply		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During Operation phase (Connected load)		5609 KW
		During Operation phase (Demand load)		2551 KW
		Transformer		630 KVA X 4 Nos.
		DG set		400 KVA X 1 Nos.
		Fuel Used		Diesel
32.	Details of Energy Savings	Details		Savings (KWH/annum)
		Solar PV panels		102600
		Timer Logic Controller		131291
		Electronic V3F drive for lifts		114362
		Solar Water Heater		501120
33	Environmental Management	Type	Details	Cost (lakhs)

	plan budget during construction phase	Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Health check up, Environmental Monitoring	10.0	
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Health check up Environmental Monitoring	1.0	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network upto final disposal point		
		Sewage Treatment	Installation of STP	94.00	18.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	11.00	1.00
		Swimming pool	Construction & Equipment		
		Solid waste	OWC Machine	25.00	12.36
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	64.00	3.70
		Energy Saving	Solar Equipment	124.0	7.9
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	-	1.60
		Disaster Management plan	Fire Fighting System	178.0	9.40

35.	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m ²)
		4-Wheeler	909	1094	13675
		2-Wheeler	1245	1550	3100
		Bicycles	685	691	691
36	Details of Court cases/litigations w.r.t. the project and project location if any	Attached as Annexure			

Deliberations :-

PP stated that, they have received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. PP further stated that, there is no change in the project and construction done on site is as per earlier EC. PP stated that there is only inter change in the approved area, PP stated that due to UDCR Now the area which was considered in Non-FSI area is considered in FSI area therefore applied.

Since already EC was granted to project SEAC3 has not appraised the project.

During discussion following points emerged:

1. PP to submit the undertaking regarding there is no change in project.

Decision: -

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

17.	P-17	SIA/MH/MIS/6 9757/2021	Proposed Project by Gini Citicorp Realty LLP at Kiwale by GINI CITICORP REALTY LLP
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Representative of PP was present during the meeting along with Environmental consultant M/s. Pollution & Ecology Control Services (PECS)

It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 70250m², FSI area of 199360.25m², Non FSI area of 82660.69m² and total BUA of 282020.94m².

Brief information of the proposal is as below:

Proposal Number	PARIVESH NO.: SIA/MH/MIS/69757/2021
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Item no. 22

Proposal No.:- SIA/MH/MIS/249450/2022

Type of Project: EC

Subject- Environment Clearance for Residential cum commercial Construction project at CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road, Pune by M/s. Mahanagar Realty

Project Details-

Representative of PP Mr. Singh was present during the meeting

It is noted that, the PP has submitted the application for expansion in Environmental clearance for total plot area of 23734m², FSI area of 82551.42m², Non FSI area of 32548.58m² and total BUA of 1,15,100.00m².

Brief information of the proposal is as below:

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3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mahanagar Realty
		Registered office address	San Mahu Complex, 6th floor, 5 Bund Garden Road, Opp. Poona Club, Pune -411001
		Contact Number	020- 66006306
		e-mail	asif.lukade@goelgangadevelopments.com
6	Consultant	As the EMP was prepared by PP and appraised by SEAC for total proposal, no fresh EMP and appointment of consultant is required.	
7	Applied for	Balance EC	
8	Details of previous EC	Previous EC vide no. SEIAA-EC-0000002007Dated 14/09/2019	
9	Location of the project	CTS No. 373 (Part), 375,376,377(Part), 378 (Part), Survey No. 19A/3ADhankawadi, Satara Road, Pune- 411043	
10	Latitude and Longitude	Latitude :18°28'13.16"N Longitude: 73°51'30.72"E	
11	Total Plot Area (m ²)	23734	
12	Deductions (m ²)	1125	
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16	Total BUA (m ²)	1,15,100.00	


Member Secretary


Chairman

17	TBUA (m2) approved by Planning Authority till date	94945.38SQM as per the sanction plan no. CC/2430/2018 dated 2 nd November 2018 and 1,15,100 sqm as per IOD vide no. . CC/3706/2021 dated 24/02/2022				
18	Ground coverage (sqm) & %	9240 sqm				
19	Total Project Cost (Rs.)	262.04 Cr				
20	CER as per MoEF& CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
CER Activity will be done as and if required as directed by SEAC.						
21	Details of Building Configuration: <Please use following legends: Floor = F , Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					
Previous EC/Existing Building			Proposed Configuration			Reason for Modification /Change
Bldg. Name	Configura tion	Ht. (m)	Bldg. Name	Configur ation	Ht. (m)	
A	3B +P+21	69.70	A	3B + P +21	69.70	No Change
B	3B+P+21	69.70	B	3B + P +21	69.70	
C	3B+P+21	69.70	C	3B + P +21	69.70	
D	1B+G +Mezz + 5P+29	99.90	D	1B+G +Mezz+ 5P +26	99.83	Changes due to changed market situation
Commercial at Building D	Part of Bldg D	6.00	Commercial at Building D	Part of Bldg D	6.00	No Change
Community Prayer Hall	G	12.43	Community Prayer Hall	G	12.43	No Change
22	Total No. of Tenements	479 tenements + 9 Shops				
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	220	Fresh Water	220	
		Recycled	169	Recycled	111	
		HVAC	0	HVAC	0	


Member Secretary


Chairman

3109

Minutes of 242th (Day-2) meeting of SEIAA held on 21.04.2022

		Swimming pool	6	Swimming Pool	6
		Flushing	111	Flushing	111
		Total	369	Total	331
		Wastewater generation	309	Wastewater generation	309
24	Water Storage Capacity for Firefighting / UGT	UGT - Domestic water tank :371.40 KL Fire water tank : 300 KLD			
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground Water	Pre-Monsoon- 10.00 m Post-Monsoon- 3-5 m		
		Size and no of RWH tank(s) and Quantity:	NA as no tank is proposed		
		Quantity and size of recharge pits:	15, Size- 0.2 m X 0.9 M		
		Details of UGT tanks if any:	As per point no. 24		
27	Sewage and Waste water	Sewage Generation (CMD)	319 CMD		
		STP technology	MBBR		
		Capacity of STP (CMD)	150 CMD and 210 CMD		
28.	Solid Waste Management during construction phase	Type	Quantity	Treatment / Disposal	
		Dry Waste	16 KG	Through authorized vendor	
		Wet waste	24 kg	Organic waste composter	
		Construction waste	1% of raw material	For filling on same site	
29.	Solid waste Management during Operation phase	Type	Quantity	Treatment / Disposal	
		Dry Waste Kg/day	461	Through authorized vendor	


Member Secretary


Chairman

3110

Minutes of 242th (Day-2) meeting of SEIAA held on 21.04.2022

		Wet waste Kg/day	675	Organic waste composter
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		E- waste Kg/year	1336	Through authorized vendor
		STP sludge Kg/day	19	Organic waste composter
30.	Green Belt Development	Total RG area (m2)	2760.90	
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		Number of trees to be planted	376	
		Number of trees to be cut	16	
		Number of trees to be transplanted	15	
31.	Power requirement	Source of power supply	MSEDCL	
		During Construction Phase (Demand Load)	75 KW	
		During Operation phase (Connected load)	5609 KW	
		During Operation phase (Demand load)	2551 KW	
		Transformer	630 KVA X 4 Nos.	
		DG set	400 KVA X 1 Nos.	
		Fuel Used	Diesel	
32.	Details of Energy Savings	Details	Savings (KWH/annum)	
		Solar PV panels	102600	
		Timer Logic Controller	131291	
		Electronic V3F drive for lifts	114362	
		Solar Water Heater	501120	
33	Environmental Management	Type	Details	Cost (lakhs)


Member Secretary


Chairman

	plan budget during construction phase	Capital	Erosion control, Site Safety, Site Sanitation, Disinfection & Health check up, Environmental Monitoring	10.0	
		O & M cost	Erosion control Site Safety Site Sanitation Disinfection & Health check up Environmental Monitoring	1.0	
34	Environmental Management plan budget during construction phase	Component	Details	Capital Cost (Lakhs)	O & M Cost (Lakhs)
		Storm Water	Network upto final disposal point		
		Sewage Treatment	Installation of STP	94.00	18.00
		Water treatment	Disinfection treatment	--	--
		RWH	Bore holes and pits	11.00	1.00
		Swimming pool	Construction & Equipment		
		Solid waste	OWC Machine	25.00	12.36
		Hazardous Waste	--	--	--
		E waste	--	--	--
		Green belt development	Plantation of trees and Maintenance	64.00	3.70
		Energy Saving	Solar Equipment	124.0	7.9
		Environmental Monitoring	Monitoring and analysis of air, water, soil & noise	-	1.60
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Member Secretary


Chairman

35.	Traffic Management	Type	Required as per DCR	Provided	Area of parking (m ²)
		4-Wheeler	909	1094	13675
		2-Wheeler	1245	1550	3100
		Bicycles	685	691	691
36	Details of Court cases/litigations w.r.t. the project and project location if any	Attached as Annexure			

SEAC Deliberation –

PP stated that, they have received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. PP further stated that, there is no change in the project and construction done on site is as per earlier EC. PP stated that there is only inter change in the approved area, PP stated that due to UDCR Now the area which was considered in Non-FSI area is considered in FSI area therefore applied.

Since already EC was granted to project SEAC-3 has not appraised the project.

During discussion following points emerged:

1. PP to submit the undertaking regarding there is no change in project.

Recommendations of SEAC-

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

Deliberation in SEIAA-

SEAC-3 in its 136th meeting pointed out that, PP has received earlier EC vide letter dated 14/9/2019 for total BUA 94945.38 Sqm. SEAC further pointed out that, there is no change in the project and construction done on site is as per earlier EC. SEAC also pointed out that there is only inter change in the approved area i.e. conversion of part of Non FSI area into FSI area due to UDCPR. SEAC opined that, since already EC was granted to project SEAC-3 has not appraised the project and forwarded the same for further necessary action.

Proposal was earlier appraised by SEAC-3 in its 89th meeting for total BUA of 115406 m2. Proposal was then considered by SEIAA in its 174th meeting and EC vide letter no. SEIAA-EC-0000002007 dated 14.09.2019 was granted to the proposal for total construction built up area of 94945.38 sqm as per then approval. Now, PP applied for expansion as they have obtained revised approval and also due to conversion of part of Non FSI area into FSI area due to applicability of UDCPR.

During the meeting, SEIAA asked PP to submit architect certificate regarding construction initiated on site by PP is within the BUA and as per configuration of earlier EC. PP submitted


Member Secretary


Chairman

the architect certificate vide email dated 05.05.2022 to that effect. As per the architect certificate PP has constructed 94447.30 m² on site as per earlier EC.

During the meeting, SEIAA asked PP to submit certified compliance report from Regional Office, MoEF&CC, Nagpur. PP submitted that, they have regularly submitted the six-monthly compliance report of earlier EC to Regional Office, MoEF&CC, Nagpur. PP also submitted that, they have requested Regional Office, MoEF&CC, Nagpur for site visit but site visit is still awaited. PP also submitted that, all the environmental parameters and conditions in the earlier EC are fulfilled and are complied with. PP further requested that, in the view of above, EC may be processed in the interest of Govt. of India Policy of EoDB (Ease of Doing Business). SEIAA noted the same and asked PP to submit undertaking regarding all the environmental parameters and conditions in the earlier EC are fulfilled and complied with. PP submitted undertaking vide email dated 05.05.2022 to that effect.

SEIAA after deliberation decided to grant EC for – FSI- 82551.2 m², Non-FSI- 32522.76 m², Total BUA- 115073.96 m². (Plan approval-CC/3706/21, dated-29.02.2022).

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

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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 EC for – FSI- 82551.2 m², Non-FSI- 32522.76 m², Total BUA- 115073.96 m². (Plan approval-CC/3706/21, dated-29.02.2022).

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman

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

Item no. 12

Proposal No.:- SIA/MH/INFRA2/442271/2023

Type of Project: EC

Subject- Environmental Clearance for Expansion in Residential development “Nyati Ethos-I” at S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje Undri, Taluka Haveli, District Pune By M/s Nyati Builders Private Limited

Project Details-

It is noted that, the PP has submitted the application for prior environment clearance under violation category for proposed project with total plot area of 16,150.00 m², FSI area of 17,234.48 m², Non FSI area of 13,461.29 m² and total BUA of 30,695.77 m².

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/442271/2023			
2.	Name of Project	Expansion in Residential development “Nyati Ethos-I” at S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje Undri, Taluka Haveli, District Pune By M/s Nyati Builders Private Limited			
3.	Project category	8a (B1)			
4.	Type of Institution	Private Limited			
5.	Project Proponent	Name	Mr. Piyush Nitin Nyati		
		Regd. Office address	Nyati Unitree, Nagar Road, Yerawada, Pune. 411006.		
		Contact number	9623445233/ 020 29805333		
		e-mail	dsdev@nyatigroup.com		
6.	Name of Consultant	EMP Consultant: Sneha- Hitech Products, Bangalore,			
7.	Applied for	Expansion (Violation Project)			
8.	Details of previous EC	-			
9.	Location of the project	At S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje Undri, Taluka Haveli, District Pune			
10.	Latitude and Longitude	Latitude: 18°27'33.29"N, Longitude: 73°55'08.83"E			
11.	Total Plot Area (m ²)	16,150.00			
12.	Deductions (m ²)	2422.5			
13.	Net Plot area (m ²)	13727.50			
14.	Proposed FSI area (m ²)	17,234.48			
15.	Proposed non-FSI area (m ²)	13,461.29			
16.	Proposed TBUA (m ²)	30,695.77			
17.	TBUA (m ²) approved by Planning Authority till date				30,695.77
18.	Ground coverage (m ²) & %	1988.8, 13%			
19.	Total Project Cost (Rs.)	99.36 Cr.			
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration
		We will follow the conditions mentioned in OM			
21.	Details of Building Configuration:				Reason for Modification / Change
	Previous EC / Existing Building	Proposed Configuration			


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

	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Existing- P+6 and Proposed -Additional 5 Floors
	A1	P+6	19.99	A1	P+11	34.50	
	A2	P+12	37.40	A2	P+12	37.40	No change
	B1	P+12	37.40	B1	P+12	37.40	No change
	B2	P+12	37.40	B2	P+12	37.40	No change
	B3	P	2.59	B3	P+ 11	34.50	Existing- P and Proposed -Additional 11 Floors
	Club house	G+1	7.45	Club house	G+1	7.45	No change
22.	Total number of tenements			Total Tenements - 227 nos. (Existing-165 nos. + Proposed - 62 nos.)			
S	Water Budget		Dry Season (CMD)		Wet Season (CMD)		
			Fresh Water	103	Fresh Water	103	
			Recycled (Gardening)	8	Recycled (Gardening)	0	
			Recycled Flushing	51.00	Recycled Flushing	51.00	
			Swimming Pool	2.00	Swimming Pool	2.00	
			Total	164.00	Total	154.00	
			Excess water	66.00	Excess water	74.00	
24.	Water Storage Capacity for Firefighting / UGT		Domestic UG tank- 113.8 CMD Fire UG tank – 375 CMD Flushing Water Tank- 51 CMD				
25.	Source of water		Local Body – Pune Municipal Corporation/ tanker				
26.	Rainwater Harvesting (RWH)		Level of the Ground water table:		9 m BGL		
			Size and no of RWH tank(s) and Quantity:		5 No		
			Quantity and size of recharge pits:		1.2 m x 1.2 m x 2.5 m		
			Details of UGT tanks if any:		NA		
27.	Sewage and Wastewater		Sewage generation in CMD:		140.00		
			STP technology:		MBBR		
			Capacity of STP (CMD):		Existing - 210 KLD, Proposed - 30 KLD		
28.	Solid Waste Management during Construction Phase		Type		Quantity (kg/d)		Treatment / disposal
			Construction waste		Steel, Tiles, Excavated material etc.		Will be handed over to authorized recycler Top soil will be used for landscaping.


Member Secretary


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29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	227 kg/day	Will be handed over to authorized recycler	
		Wet waste:	341 kg/day	Will be treated in OWC	
		Hazardous waste:	Negligible	Handed over to authorized recyclers	
		Biomedical waste	NA	NA	
		E-Waste	3.1 kg/day	Will be handed over to authorized recycler	
		STP Sludge (dry)	14 kg/day	Will be used as manure for gardening purpose	
30.	Green Belt Development	Total RG area (m ²):		1615.00	
		Existing trees on plot:		177	
		Number of trees to be planted:		0	
		Number of trees to be cut:		0	
		Number of trees to be transplanted:		0	
31.	Power requirement	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		30 KW	
		During Operation phase (Connected load):		1520 KW	
		During Operation phase (Demand load):		686 KW	
		Transformer		630 KVA x 2 Nos.	
		DG set:		200 KVA x 2 No.	
		Fuel used:		HSD	
32.	Details of Energy saving	<ul style="list-style-type: none"> Solar lights will be provided for common amenities like Street lighting & Garden lighting. LED based lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc. Auto Timer Switches will be provided for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights, for saving electrical energy. Water Level Controllers with Timers will be used for Water Pumps. To create awareness to end consumer or flat owner, for using energy efficient light fittings like LED Lights. 			
33.	Environmental Mgt. plan budget during Construction phase	Type	Details	Cost	
		Capital	Air, water, land, biological environment	15.0 Lakh	
		O&M	Air, water and Noise Monitoring	3.0 Lakh/Annum	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lacs)	O&M (Lacs/Y)
		Storm water	-		
		Sewage treatment	STP	23.16	13.37
		Water treatment	-		
		RWH	Rain Water harvesting	9.00	0.27
		Swimming Pool	-		


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	Solid Waste	OWC	13.02	3.42	
	Hazardous Waste	-	-	-	
	E waste	Handed over to Authorized Vendor	-	-	
	Green Belt Development	---	13.65	2.91	
	Energy saving	Renewable energy Solar PV panel & solar hot water	50.70	1.85	
	Environmental Monitoring	From MoEF & CC approved lab	-	4.0	
	Disaster Management	During operation phase	90	10	
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	184	192	As per Standard DCR
		2-Wheeler	362	362	
		Bicycles	362	362	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	NGT Case details Application No.74 of 201, Mr. Tanaji Balasaheb Gambhire Vs Principal Secretary, Environment department Government of Maharashtra.			

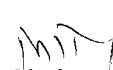
SEAC Deliberation –

PP stated that, the application is under violation category for Expansion in Residential development “Nyati Ethos-I” at S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje Undri, Taluka Haveli, District Pune.

The Chronology of the proposal as briefed by PP is as below:

Sr. No.	Chronology	Date	Remark
1	Application for Expansion Environment clearance (under Violation)	4 June 2019	For expansion of existing building
2	Considered by SEAC in 95 th Meeting	4 Oct 2019	Noted violation of construction BUA 23316.19 sqm carried out without EC and referred to SEIAA
3	Considered and deferred by SEIAA in 108 th Meeting	12 Dec 2019	Remained Absent and deferred proposal (Violation window closed)
4	Letter submitted for Consideration after opening of violation window	8 Feb 2022	Application submitted for consideration on opening of violation window
5	Application through Parivesh Portal	2 March 2022	Application under violation window Parivesh
6	Grant of Auto TOR	3 March 2022	Received Auto TOR


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The comparative statement for the project is as below:

SR.NO.	DETAILS	Existing	Proposed	REMARKS
1.	Survey No.	S. No. 21/1A, 21/1B(P), 21/3A/1, 21/3A/2, 21/3A/3,21/3A/4	S. No. 21/1A/1B/3A/1/ 3A/2/3A/3/3A/4,	No Change
2.	Project name	Residential development "Nyati Ethos-I"	Expansion Residential development "Nyati Ethos-I"	-
2.	Plot area	16.150 sq.mt.	16,150 sq.mt.	No Change
3.	FSI	12.734.62 Sq.m	17.234.48 sq.mt.	Increased by 4,499.86 Sq.m
4.	Non FSI	10.581.97 Sq.m	13.461.29	Increased by 2,879.32 Sq.m
5.	Built up Area	23,316.59 sq.mt	30,695.77 sq.mt	Increased by 7,379.18 sq.mt
6.	Buildings	Build. -A1, Build. -A2, Build. B1, Build. B2, Build. B3 & Club house	Build. -A1, Build. -A2, Build. B1, Build. B2, Build. B3 & Club house	Build. A1 (7 th floor to 11 th Floors) Added, Build. B3 (P+11) Added
7.	Bldg. Configuration	Build. -A1 - P+6 Build. - A2 - P+12 Build. - B1 - P+12 Build. - B2 - P+12 Build. - B3 - P Club house - G +1	Build. -A1 - P+11 Build. - A2 - P+12 Build. - B1 - P+12 Build. - B2 - P+12 Build. - B3 - P +11 Club house - G +1	Build. A1 (7 th floor to 11 th Floors) Added, Build. B3 (P+11) Added Vertical Expansion.
8	No. of Tenements (nos.)	165 nos.	227 nos.	62 No. of Tenements increases
9	Project Cost - Cr	69.0 Cr	99.36 Cr.	Increased by 30.6 Cr.
10	Total Water requirement	Fresh water : 75 kld Flushing : 37 kld Gardening : 8 kld Total water requirement: 120 kld	Fresh water : 104 kld Flushing : 51 kld Gardening : 8 kld Total water requirement: 163 kld	Increased by Fresh water : 28 kld Flushing : 14 kld
11	Sewage generation	101 kld	140 kld	Increased by 39 kld
12	STP Capacity	210 kld	210 kld & 30 Kld	30 KLD for proposed expansion
13	Solid waste management	Wet garbage - 248 kg/day Dry Garbage - 165 kg/day STP Sludge - 10 Kg/day	Wet garbage - 341 Kg/day Dry Garbage 227 Kg/day STP Sludge - 10 Kg/day	Increased by Wet garbage 93 Kg/D Dry Garbage-62 Kg/D
14	OWC Capacity	Vermicomposting - 250 Kg/d	OWC proposed 400 Kg/d	OWC of 400 Kg/day
15	Green belt area	534.69 Sq.m 158 nos. of trees	534.69 Sq.m 158 no. of trees	Existing trees on site 158 nos.


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The details of damage assessment as presented by PP are as below:

A. PROJECT DETAILS

1	Name and address of Project	Residential Development "Nyati Ethos-I" at S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje Undri, Taluka Haveli, District. Pune.
2	Name of Directors	Mr Piyush Nitin Nyati
3	Total construction completed (built-up area as per EC notification):	Total Built-up area – 23,316.59 sq.m (FSI area 12,734.62 sq.m + Non FSI area 10,581.97 sq.m)
4	Total construction proposed, built-up area as per EC notification	Total construction area proposed (Existing+ Proposed) FSI – 17,234.48 sq.m Non FSI - 13,461.29 sq.m TBUA - 30,695.77 sq.m
5	Whether the project has any EC; if yes, give details including approved built up area	No
6	Total cost of the project and total cost of the project already executed? Also, give total cost of the project constructed without EC.	Total cost of the project- 99.79 Cr Total cost of the project already executed – 69.36 Cr Total cost of the project constructed without EC – 69.36 Cr
7	Date of commencement of project	25/07/2010 (As per sanction plan dated 25/07/2010)
8	Date of violation of EC regulation (please justify with documentary evidence)	25/07/2010
9	Date of first submission of information of such violation to the SEIAA or SEAC, if self- notified, along with stoppage of construction work	02/03/2022
	1. No. of days of violation (9-8)	4238 days
10	Name and address of Environmental consultant, with date of engagement of such consultant	Sneha Hi- Tech Products
11	Any other case of EC violation is reported or pending or decided earlier for projects where any of the directors are involved? If yes, give details	Yes
12	Any court case related to EC violation pending or decided against any of the directors including High Court, NGT and sessions court?	Yes


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

B. THE ATTRIBUTES FOR ENVIRONMENTAL DAMAGES: THE PP AND CONSULTANT NEEDS TO DESCRIBE THE DETAILS OF EACH ATTRIBUTES IN QUALITATIVE AND QUANTITATIVE MANNER; FOR EXAMPLE.

1	Air pollution: construction dust, noise, demolition dust	The dust was effectively controlled by water sprinkling.
2	Water: incremental sewage increase, extra water pumped from foundations	No water pumping involved from foundation
3	Soil: excess foundation excavation, excess ground foot print	There is no extra excavation or extra ground foot print.
4	Noise: extra time required for construction,	There is no extra excavation or extra ground foot print.
5	Loss of vegetation: additional trees cut (type, age and number of trees with its significance)	Total tree cut-00 nos.
6	Transport and material handling	Yes, details are given below.

C. DESCRIPTION OF ACTIVITIES CONTRIBUTING TO THE ENVIRONMENTAL DAMAGE AND DEGRADATION;

A. Demolition, site preparation				
1	Whether any demolition work was carried out prior to EC? If yes what is date of commencement of demolition and also date of completion of demolition?	No demolition work was carried out by PP		
2	Whether such demolition or site had some asbestos, industrial waste or contaminated soil or hazardous waste etc. and if yes, how these types of waste have been segregated and disposed?	Not applicable		
3	If the project is located on any industrial site, whether any due diligence or environmental status of site was assessed? If yes, give details	No		
4	State the quantity of demolition waste disposed from the site, including quantity and disposal location along with location map and photographs	No		
5	Any air quality (including noise) monitoring done during demolition work? If yes, results	No		
6	Whether building plan and layout approved and permission from local authorities is taken to commence the work prior to demolition work	No		
B. Construction stage				
1	Date of commencement of construction and completion of construction, if any	25/07/2010 (As per sanction plan dated 25/07/2010)		
2	Whether the construction carried out is strictly as per the sanction plan given by concerned local authority? If yes, please provide such certification	Yes		
3	In the additional construction, how much construction material including, sand, bricks, cement etc was required to be transported? No. of trucks and its average haulage?	Material	Unit	Quantity
		Material	Unit	Quantity
		Fly ash (RCC)	kg	4565
		Fly ash (Block)	kg	73884
		Fly ash (Plaster)	kg	105459
		Steel	kg	590000
		Flooring (Vitrified tile)	kg	308471
	Flooring (Ceramic tile)	kg	97719.6	


Member Secretary


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		Glass (4 mm thick)	kg	34657
		Cement	kg	2037900
		Crushed sand	m3	11561.8
4	How many labours were engaged in construction, average per day?	60 labors /day.		
5	Whether, the additional construction work, over and above valid EC, if so available, has any additional ground foot print? If yes please state, ground foot print in sqm as per EC approved layout and current proposed layout?	Not applicable		
6	Whether the expansion was carried out simultaneously with EC approved work? If not give details of time frame? If yes, please give incremental additional time required for construction of additional area	No		
7	Is there any change in foundation design, i.e. depth of foundation, basement etc. that were done due to additional area? If yes, what is the additional soil quantity excavated for such incremental foundation depth? Where it is disposed?	No change in foundation design		
8	What is the quantity of top soil removed and how it is managed?	Top soil excavated during the construction phase is utilized on site.		
9	Also, if water is encountered at such foundation depth, what is the volume of water pumped for such additional depth of excavation?	Ground water was not encountered at the depth		
10	How much additional water was required for curing and construction purpose? Source of water?	Additional water was required for curing and construction purpose for the violation part : 1309 cum. Source of Water is bought out from outside by means of tankers.		
11	Rain Water harvesting details	Provided 5 nos. of Recharge pits Recharge pit size - 1.2m X 1.2m X 2.5m		
12	Solar light, water heating details	Provided solar energy for street lighting and Solar Hot Water		
13	Use of fly ash bricks ensured? Details thereof	Not applicable		
14	Whether any noise or air pollution control measures taken, if so what are they?	<ul style="list-style-type: none"> • Barricades along the periphery of the site. • Water sprinkling • Cover trucks • Ear plugs for workers 		
15	Whether any air quality and noise level monitoring done during construction stage, if yes attach results	No		
16	Whether any third-party rights are created on the construction without EC?	Not on proposed construction		


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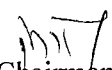

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17	Whether any of the construction without EC has already been occupied? If yes, number of families given such occupation. Also give total commercial area being used presently. Also state type of commercial activity i.e. offices, shops, hotels, restaurants etc.	Yes 165 Flats have been occupied. Occupancy certificate is attached Fully residential project
18	How many flats sold which are in the area of EC violation and total sale value of such flats	165 Flats
19	How much commercial area sold which is in area of EC violation and total sale value of such commercial area.	Not applicable
C Commissioning of project		
1	Date of when the project was made operational either by giving possession of residential or commercial areas of the project?	5.04.2013 B1,B2 Full completion - 5 Apr 2013 A2 Full Completion - 3 Apr 2014 A1 Part Completion - 31 Aug 2015
2	How many families are staying in project?	165 Families
3	What is total water supply to project, source and quality	The total water requirement during operation phase of the project will be 164 kld Source: PMC
4	Total sewage generation m ³ /day	The total sewage generated during operation phase of the project is 110 kld
5	STP details	1 no of STP of capacity 210 kld is installed. STP Technology: MBBR
6	Treated wastewater disposal	The treated water is used for flushing and gardening purpose within the project premises.
7	Any DG sets, are they complying the norms	2 DG set of capacity 200 KVA each is installed at the site.

FORMAT OF ASSESSMENT OF ENVIRONMENTAL DAMAGES
(As per GOVT. OF MAHARASHTRA, PUBLIC WORKS DEPARTMENT,
NEW STATE SCHEDULE OF RATES FOR THE YEAR 2022-23

Attributes	Scope of saving on account of environmental protection measures	EMP cost	
		Recurring cost per day (Rs.)	Non-Recurring Cost (Rs.)
Air Pollution	Water required for sprinkling purpose during construction phase. Per day – 8.5 KL / day Cost of 1KL water (Rs.) :75 Rs. Recurring cost per day = Rs.637.5 Reference – SSR Govt. of	Rs.637.50 / day	Nil


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	Maharashtra, PWD 2021, page no. 476.		
Water Pollution	A. Cost of water requirement		
	<p>a). Construction Phase Construction phase: The water required for construction has been considered from a Research paper titled "Assessment of water resource consumption in building construction in India" - Rs. 2KL / m² Total Water – 23,306.59 x 2 Kl = 46,613.18 KL – 46,613.18 KL x Rs. 75 per KL Reference – <i>SSR Govt. of Maharashtra, PWD 2021, page no. 476</i></p>	Nil	Rs.34,95,988
	<p>b) Operation phase: <i>Water from PMC Per day Water required – No of flats in A1 – 24, (OC - 31.08.2015 & Declaration on 02.03.2022 no of Operational days – 2375 days – Total water – 24 Flats x 5 persons x 90 ltr x 2375 days in ltr) = 25,650.00 Kl</i></p> <p><i>No of flats in A2 – 47, (OC – 03.04.2014 & Declaration on 02.03.2022 no of Operational days – 2890 days – Total water – 47 Flats x 5 persons x 90 ltr x 2890 days in ltr) = 61,123.00 Kl</i></p> <p><i>No of flats in B1 – 47, (OC – 05.04.2013 & Declaration on 02.03.2022 no of Operational days – 3253 days – Total water – 47 Flats x 5 persons x 90 ltr x 3253 days in ltr) = 68,800.95 Kl</i></p> <p><i>No of flats in B2 – 47, (OC – 05.04.2013 & Declaration on 02.03.2022 no of Operational days – 3253 days – Total water – 47 Flats x 5 persons x 90 ltr x 3253 days in ltr) = 68,800.95 Kl</i></p> <p><i>Total Cost = (25,650.00 + 61,123.00 + 68,800.95 + 68,800.95) x 7 Rs</i></p>	-	Rs.15,70,628.00


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	(ref water bill by PMC – 7 Rs per KLD)		
	B. Cost of sewage treatment, reuse and disposal	---	----
	a). Construction Phase B. Cost of sewage treatment, reuse & disposal:a). Construction phase: Cost of Mobile toilets (On site – 6 Nos)Rs.3500 per month per toilet Total Cost = 6 x 3500 x 95 Months = Rs /- <i>Reference – Vendor Proposal</i> <i>985 days for Construction of B1 & B2 and 1816 for A1 & A2, so total days – 2848 and in Months it comes to 95 Months</i>	Nil	Rs.19,95,000.00
	b). Operation phase Considering the additional STP cost for 825 People of violation – 111.38 Kld Capital Cost as per – Rs.29,50,000/- O & M Cost - Rs. 1313.34 (Ref Model tender document prepared by MPCB)	Rs. 1313.34	Rs.29,50,000.00
	C. Quantity of water pumped out during excavation and a lump sum cost of Rs. 50 per cum for such unauthorized water extraction and disposal.	Pumping not done. Excavation was done for foundation purposes only.	Nil
	Cost of construction and maintenance of recharge well. Ref – Rain water Harvesting and conservation manual CPWD page no. 23	Nil	5 nos. of Recharge Pits of size 2 x 2 m Total Cost: Rs. 3,00,000/-
Soil Environment	In case of demolition has carried out, the cost of demolition waste management plan needs to be discussed and finalized as non-recurring cost.	Nil	Nil
	In case there is some hazardous waste like asbestos or the site is located on industrial area where hazardous chemical or waste was	Nil	No hazardous waste generation



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	handled, the cost based on due diligence of the project site, as given by consultants. (The report must include soil analysis, water analysis, MPCB consent copies, manifest of HW if any). This requires critical examination from SPCB.		
Noise and Vibration	For damage due to noise pollution & vibration, the cost of barricades around the project site should be considered. The cost incurred on barrier is considered	Nil	Rs. 1,85,000
Green Belt	In case of any tree cutting without EC cost of Rs. 10000/- per tree apart from any statutory action for such tree cutting if any, No tree cutting was carried out.	Nil	Nil
RH/OHS	Cost of workers benefit to be considered in view of Building and Other Construction Workers' Welfare Cess Act, 1996 A. Cost of health checkup of workers: B. Cost of safety measures including PPEs:	Nil	Rs: 5,57,300 Rs: 4,84,700
	Total Recurring Cost & Non Recurring during Construction phase –	Rs.637.50 / day	Rs. 67,47,988.00
	Total Recurring Cost & Non Recurring during Operation phase – Rs.1313.34 x 3253.00 Days (Oc date of B1 & B2 – 05.04.2013 & Violation declared – 02.03.2022)	Rs.42,72,295.00	Rs.45,20,628.00
Total			

CALCULATION OF COST OF REMEDIATION PLAN AND NATURAL & COMMUNITY RESOURCE AUGMENTATION PLAN

Sr. No.	Description	Details	Amount
A	Assessment of Environment Damages		
1	Total of recurring cost		
		Total Recurring Cost & Non Recurring during Construction phase – Rs.637.50 / day x 1863	Rs. 11,87,662.50


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Chairman

		days	
		Total Recurring Cost & Non Recurring during Operation phase – Rs.1313.34 x 3253 Days during Operation phase	Rs. Rs. 42,72,295.00
2	Non-recurring cost	Construction + Operation Phase	Rs. 1,12,68,616.00
	Total (recurring cost + Non-recurring cost)		Rs 1,67,28,573.50
	Sub Total (1+2 above)	(Subject to minimum Rs. 1 Crores)	Rs 1,67,28,573.50
B. Economic benefits accrued due to violation			
1.	Economic benefits	1% of Total Project cost including land, as declared by PP before SEAC, subject to maximum Rs. 10 Cr.	Total Project Cost incurred during violation – 69.36 Crores 1 % of Total project cost – 69.36 Lakhs
2.	Track Record of Project proponent	Incremental cost of Rs. 10 lakhs for each EC violation by PP observed at any other projects in last 3 years	Rs. 10,00,000
C.	Cost of remediation plan and natural & community resource augmentation plan	Sum of A and B above or amount equivalent to the CER amount as per the MOEF & CC's office Memorandum No: F NO 22-65/2017-IA-III, dated 01/05/2018, whichever is higher.	Sum of A & B = Rs. 2,46,64,573.50 Total project cost is 99.79 Cr, So CER Cost 1% @ 99.79 Cr Rs. 99,79,000/- Cost – Rs. 2,46,64,573.50

THE COST OF THE REMEDIATION PLAN IS Rs. 2,46,64,573.50 /-

Damage Costing as per MoEF OM – SOP on Handling Violation Cases dated 07.07.2021 (F No.22-21/2020-IA.III)

Sr	Details	Amount in Lakhs in INR
1	1% of total project cost incurred upto the date of filing of application along with EIA/EMP report	
1.1	Total Project cost incurred in Cr against Violation	69.36 Cr
1.2	1% of cost incurred in Lakhs (A)	69.36 Lakhs
2	0.25% of total turnover during the period of violation	
2.1	Cost of Turnover in Cr	83.836 Cr
2.2	0.25% of turnover during violation period Lakhs (B)	20.96 Lakhs


Member Secretary


Chairman

3	Total Cost (A + B)	99.84 Lakhs
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Total Cost as per OM = 99.84 Lakhs

Total Cost = (**COST OF REMEDIATION PLAN AND NATURAL & COMMUNITY RESOURCE AUGMENTATION PLAN**) + (**Damage Costing as per MoEF OM – SOP on Handling Violation Cases dated 07.07.2021 (F No.22-21/2020-IA.III)**)

ALLOCATION OF DAMAGE EMP COSTING

Sr. No	Description of Activity	% Allocation	Implementing agency	Remarks	Probable Activities to be carried out
1	Afforestation (can include plantation, garden development)	25%	Social forestry and Local body	The afforestation can be either through social forestry or the Local body. Preferably within 50 km from project site	These locations will be identified and recommended by the local body. Mass plantation in fallow land or barren area suggested by the Local body for social forestry
2	Water conservation program (Jalyukt shivar, etc)	25%		Preferably within 50 km radius of project site	Provision of water efficient faucets in nearby schools, public hospitals. Construction of percolation tanks in area suggested by the local body
3	Urban environment and sanitation (can include swaccha Bharat, playground development, urban ground-water recharge schemes etc)	20%	Local body		Provision of RWH in public schools, hospitals, Road side beautification, public park recreation
4	Sewerage lines and STP, solid waste management,	20%	Local body		Provision of community dustbins, conducting health camps at public schools suggested by Local body
5	Urban air/noise pollution control initiatives	10%	Local body		Tree plantation, provision of sound barriers if required at any location identified by the local body, provision of solar heating/lighting system in public spaces or public infrastructures.

PP informed that the mandatory RG is provided on ground.


Member Secretary


Chairman

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. The Committee noted that:
 - (a) As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at **Rs. 99,84,000/-**.
 - (b) As per format given in SEIAA Circular, the Damage Assessment value is arrived at **Rs. 2,46,64,573.50 /-**
2. PP to enhance provision of solar PVs.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Also, 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.

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 a new construction project under violation category. PP has applied under MoEF&CC OM dated 07.07.2021. Proposal is recommended by SEAC-3 in its 183rd meeting for grant of Environment Clearance for total plot area of 16,150.00 m², FSI area of 17,234.48 m², Non FSI area of 13,461.29 m² and total BUA of 30,695.77 m².

SEAC recommended the proposal for grant of Environment Clearance under violation category as per MoEF&CC OM dated 07.07.2021 with damage assessment value of Rs. 2,46,64,573.50 /- and Penalty of Rs.99,84,000/-.

The authority noted the ecological damage assessment and the economic benefits accruing as a result of the violation and also the penalty amount as appraised by SEAC. Authority also noted the corresponding Environment Management Plan stipulated by the SEAC costing Rs. 2,46,64,573.50 /- taking into consideration the remediation plan and Natural and Community Resource augmentation Plan. The Authority accepted the recommendations of the SEAC and decided to grant Environment Clearance subject to submission of Bank Guarantee of Rs. 2,46,64,573.50 /-towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan and submission of penalty of Rs. 99,84,000/-.

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

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided 1615.00 m² of mandatory RG on mother earth without any construction. SEIAA


Member Secretary


Chairman

noted the same and asked PP to submit area undertaking to that effect. PP submitted the same dated 12.12.2023.

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

SEIAA after deliberation decided to grant EC for-FSI-17,234.48 m², Non FSI-13,461.29 m², total BUA- 30,695.77 m². (Plan approval No-PRH/NASR/713/2014, dated-24.09.2014)


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

1. PP to submit Bank Guarantee of Rs. 2,46,64,573.50 /- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 99,84,000/-.
2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP submitted that, they have provided 1615.00 m² of mandatory RG on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant EC for-FSI-17,234.48 m², Non FSI-13,461.29 m², total BUA- 30,695.77 m². (Plan approval No-PRH/NASR/713/2014, dated-24.09.2014)

SEIAA Decision-

SEIAA after deliberation decided to grant Environment Clearance.


Member Secretary


Chairman

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
NYATI BUILDERS PRIVATE LIMITED
"Nyati Unitree", East wing, 5th Floor, Nagar road, CTS No.
1995(B+C)+1996B, Yerwada, Pune -411006

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/INFRA2/442271/2023 dated 29 Aug 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038MH169795
2. File No.	SIA/MH/INFRA2/442271/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	"Nyati Ethos-I"
7. Name of Company/Organization	NYATI BUILDERS 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: 10/09/2024

(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/INFRA2/442271/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s Nyati Builders Private Limited,
S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4,
Mouje Undri, Taluka Haveli, District Pune.

Subject : Environmental Clearance for Expansion in Residential development
“Nyati Ethos-I” at S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje
Undri, Taluka Haveli, District Pune By M/s Nyati Builders Private
Limited (Violation Category)

Reference : Application no. SIA/MH/INFRA2/442271/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 183rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 under MoEF&CC OM dated 07.07.2021 and recommend to SEIAA. Proposal then considered in 272nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.12.2023.

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

1.	Proposal Number	SIA/MH/INFRA2/442271/2023	
2.	Name of Project	Expansion in Residential development “Nyati Ethos-I” at S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje Undri, Taluka Haveli, District Pune By M/s Nyati Builders Private Limited	
3.	Project category	8a (B1)	
4.	Type of Institution	Private Limited	
5.	Project Proponent	Name	Mr. Piyush Nitin Nyati
		Regd. Office address	Nyati Unitree, Nagar Road, Yerawada, Pune. 411006.
		Contact number	9623445233/ 020 29805333
		e-mail	dsdey@nyatigroup.com
6.	Name of Consultant	EMP Consultant: Sneha- Hitech Products, Bangalore,	
7.	Applied for	Expansion (Violation Project)	
8.	Details of previous EC	-	
9.	Location of the project	At S. No. 21/1A/1B/3A/1/3A/2/3A/3/3A/4, Mouje Undri, Taluka Haveli, District Pune	
10.	Latitude and Longitude	Latitude: 18°27'33.29"N, Longitude: 73°55'08.83"E	
11.	Total Plot Area (m ²)	16,150.00	
12.	Deductions (m ²)	2422.5	
13.	Net Plot area (m ²)	13727.50	
14.	Proposed FSI area (m ²)	17,234.48	

15.	Proposed non-FSI area (m ²)	13,461.29					
16.	Proposed TBUA (m ²)	30,695.77					
17.	TBUA (m ²) approved by Planning Authority till date					30,695.77	
18.	Ground coverage (m ²) & %	1988.8, 13%					
19.	Total Project Cost (Rs.)	99.36 Cr.					
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		We will follow the conditions mentioned in OM					
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	P+6	19.99	A1	P+11	34.50	Existing-P+6 and Proposed-Additional 5 Floors
	A2	P+12	37.40	A2	P+12	37.40	No change
	B1	P+12	37.40	B1	P+12	37.40	No change
	B2	P+12	37.40	B2	P+12	37.40	No change
B3	P	2.59	B3	P+ 11	34.50	Existing- P and Proposed-Additional 11 Floors	
	Club house	G+1	7.45	Club house	G+1	7.45	No change
22.	Total number of tenements	Total Tenements - 227 nos. (Existing-165 nos. + Proposed - 62 nos.)					
S.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	103	Fresh Water	103		
		Recycled (Gardening)	8	Recycled (Gardening)	0		
		Recycled Flushing	51.00	Recycled Flushing	51.00		
		Swimming Pool	2.00	Swimming Pool	2.00		
		Total	164.00	Total	154.00		
		Excess water	66.00	Excess water	74.00		
24.	Water Storage Capacity for Firefighting / UGT	Domestic UG tank- 113.8 CMD Fire UG tank – 375 CMD Flushing Water Tank- 51 CMD					
25.	Source of water	Local Body – Pune Municipal Corporation/ tanker					
26.	Rainwater	Level of the Ground water table:		9 m BGL			
	Harvesting (RWH)	Size and no of RWH tank(s) and Quantity:		5 No			

		Quantity and size of recharge pits:	1.2 m x 1.2 m x 2.5 m
		Details of UGT tanks if any:	NA
27.	Sewage and Wastewater	Sewage generation in CMD:	140.00
		STP technology:	MBBR
		Capacity of STP (CMD):	Existing - 210 KLD, Proposed - 30 KLD
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)
		Construction waste	Steel, Tiles, Excavated material etc.
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)
		Dry waste:	227 kg/day
		Wet waste:	341 kg/day
		Hazardous waste:	Negligible
		Biomedical waste	NA
		E-Waste	3.1 kg/day
		STP Sludge (dry)	14 kg/day
30.	Green Belt Development	Total RG area (m ²):	1615.00
		Existing trees on plot:	177
		Number of trees to be planted:	0
		Number of trees to be cut:	0
		Number of trees to be transplanted:	0
31.	Power requirement	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	30 KW
		During Operation phase (Connected load):	1520 KW
		During Operation phase (Demand load):	686 KW
		Transformer	630 KVA x 2 Nos.
		DG set:	200 KVA x 2 No.
32.	Details of Energy saving	<ul style="list-style-type: none"> • Solar lights will be provided for common amenities like Street lighting & Garden lighting. • LED based lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc. • Auto Timer Switches will be provided for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights, for saving electrical energy. • Water Level Controllers with Timers will be used for Water Pumps. • To create awareness to end consumer or flat owner, for using energy efficient light fittings like LED Lights. 	
33.	Environmental Mgt. plan budget during Constructio	Type	Details
		Capital	Air, water, land, biological environment
		O&M	Air, water and Noise Monitoring
			Cost
			15.0 Lakh
			3.0

n phase					Lakh/Annum
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lacs)	O&M (Lacs/Y)
		Storm water	-		
		Sewage treatment	STP	23.16	13.37
		Water treatment	-		
		RWH	Rain Water harvesting	9.00	0.27
		Swimming Pool	-		
		Solid Waste	OWC	13.02	3.42
		Hazardous Waste	-	-	-
		E waste	Handed over to Authorized Vendor	-	-
		Green Belt Development	---	13.65	2.91
		Energy saving	Renewable energy Solar PV panel & solar hot water	50.70	1.85
		Environmental Monitoring	From MoEF & CC approved lab	-	4.0
		Disaster Management	During operation phase	90	10
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	184	192	As per Standard DCR
		2-Wheeler	362	362	
		Bicycles	362	362	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	NGT Case details Application No.74 of 201, Mr. Tanaji Balasaheb Gambhire Vs Principal Secretary, Environment department Government of Maharashtra.			

3. Proposal a new construction project under violation category. PP has applied under MoEF&CC OM dated 07.07.2021. Proposal has been considered by SEIAA in its 269th (Day-1) meeting held on 1st November, 202 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to Submission of BG of Rs. 2,46,64,573.50/- and penalty of Rs. 99,84,000/-. Now, PP submitted the BG of Rs. 2,46,64,573.50/- and penalty of Rs. 99,84,000/- to Maharashtra Pollution Control Board. SEIAA decided to grant Environment Clearance subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. The Committee noted that:

- As per the Office Memorandum issued by Ministry of Environment Forest and Climate Change vide orders no F.No.22-21/2020-IA.III Dated 7th July 2021, The penalty cost is arrived at Rs. 99,84,000/-.
- As per format given in SEIAA Circular, the Damage Assessment value is arrived at

Rs. 2,46,64,573.50 /-

2. PP to enhance provision of solar PVs.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Also, 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 to submit Bank Guarantee of Rs. 2,46,64,573.50 /- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 99,84,000/-.
2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP submitted that, they have provided 1615.00 m2 of mandatory RG on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant EC for-FSI-17,234.48 m2, Non FSI-13,461.29 m2, total BUA- 30,695.77 m2. (Plan approval No-PRH/NASR/713/2014, dated-24.09.2014)

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, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

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Signature Not Verified

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

Designation: Member Secretary

Date and Time: 9/10/2024 12:52:21 PM