



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 33/2023**

Nagesh Vinayak Dhamale

... Appellant

V/s.

MoEF&CC & Ors.

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 3,
STATE LEVEL ENVIRONMENT IMPACT
ASSESSMENT AUTHORITY**



I, Dattatray Suryakant Bhalerao, working as Scientist II & Under 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.

(Signature)

1. It is submitted that at the very outset this respondent denies each averment made in the present original 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 project named Fusion Towers undertaken by M/s. Rama Synergy Spaces, located at “Bhoirwadi Plot A1” Housing Scheme on S. No. 41/6 Plot A1 at Bhoirwadi, Taluka Mulshi Dist. Pune 411057. There are allegations of non-compliance of Environment Clearance, Consent to Operate etc.
3. SEIAA has granted EC to the project on February, 2, 2019 for **FSI area (sq. m.): 28,322.72, Non FSI area (sq. m.): 34,455.80, Total BUA area (sq. m.): 62,778**. The said EC has been granted based on the information provided by PP in their Form I, Form IA and accompanying documents.
4. PP has went for expansion and accordingly submitted application with SEAC for EC for expansion. SEAC – 3 considered the proposal of PP in its 181st Meeting for total plot area of 21,025.92 m², FSI area of 35,743.84 m², Non FSI area of 32,351.68 m² and total BUA of 59,401.19 m².



5. PP stated that Regional Office, MoEF&CC, Nagpur has visited site and Certified Compliance Report (CCR) dated 20-09-2023 has been granted by them. SEAC decided to recommend the proposal for EC to SEIAA subject to compliance of following points –

- 1) PP to submit design basis document for STP.
- 2) PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy 2021.
- 3) 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.

6. SEIAA considered the proposal in their 269th Day meeting held on 1st November, 2023. During meeting SEIAA observed that PP has not obtained the plan approval. PP submitted that they are in final stage of obtaining the plan approval and requested authority to allow them few days time to submit the plan approval. SEIAA noted the same. PP submitted approved plan dated 09-11-2023.

7. SEIAA asked PP to submit Architect Certificate regarding construction initiated on site indicating that the construction is within BUA as per configuration of earlier EC. PP submitted the



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architect's certificate dated 01-11-2023. Further, SEIAA asked PP to strictly comply with the points raised in the Certified Compliance Report dated 20-09-2023.

8. PP submitted compliance of SEAC conditions dated 30-10-2023.
9. SEIAA also observed that the present case against the PP is pending before this Hon'ble Tribunal and decided to grant the EC subject to final outcome in the present original application.

Copy of SEIAA 269th MoM dated 1st November, 2023 is annexed as **Annexure 1**.

Copy of EC dated 03-01-2024 under expansion of existing construction is annexed as **Annexure 2**.

10. 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 16/02/2024

Dattatray Suryakant Bhalerao
Scientist II & Under Secretary,
Environment & CC Department,
Government of Maharashtra

VERIFICATION

I, Dattatray Surayakant Bhalerao, Age-40, working as Scientist II & Under Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address at 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 16th day of Feb, 2024 at Mumbai.



Dattatray Suryakant Bhalerao
Scientist II & Under Secretary,
Environment & CC Department,
Government of Maharashtra



BEFORE ME

Adv. Shivaji 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.: 8591897834

NOTED & REGISTERED

Page No. 155 Sr. No. 2090

Dated... 16 FEB 2024



Item no. 17**Proposal No.:-** SIA/MH/INFRA2/438996/2023**Type of Project:** EC**Subject-** Environmental Clearance for Expansion in Group Housing Scheme on S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune 411057 by M/s. Rama Synergy Spaces.**Project Details-**

Representative of PP was present during the meeting along with environmental consultant M/s. Vks Environmental LLP, Pune.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/INFRA2/438996/2023	
2.	Name of Project	Expansion in Group Housing Scheme on S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune 411057 by M/s. Rama Synergy Spaces.	
3.	Project category	8 (a) Building and construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Jitendra Sunderdas Panjabi.
		Regd. Office address	10 th Floor, Rama Equator, Near Samrat Chowk, Pimpri, Pune - 411018
		Contact number	
		e-mail	
6.	Consultant	Vks Environmental LLP, Pune.	
7.	Applied for	Expansion project	
8.	Details of previous EC	Earlier EC Number: SEIAA-EC-0000000675 dated 02.02.2019. For plot area = 21,025.92 sqm FSI = 24,945.39 sqm Non FSI = 34,455.80 sqm TBUA = 59,401.19 sqm	
9.	Location of the project	S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune 411057	
10.	Latitude and Longitude	Latitude: 18°35'14.38"N Longitude: 73°41'0.86"E	
11.	Total Plot Area (m ²)	21,025.92	
12.	Deductions (m ²)	00	
13.	Net Plot area (m ²)	21,025.92	
14.	Proposed FSI area (m ²)	35,743.84	
15.	Proposed Non-FSI area (m ²)	32,351.68	
16.	Proposed TBUA (m ²)	68,095.52	
17.	TBUA (m ²) approved by Planning Authority till date	In Process	
18.	Ground coverage (m ²) & %	5,463.24 sqm (25.98% of net plot area)	
19.	Total Project Cost (Rs.)	Rs. 139 Cr	
20.	CER as per MoEF& CC circular dated 01/05/2018	-	


Member Secretary


Chairman

21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						Reason for Modification / Change
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A	P+14	44.85	Building A	P+14	44.85	Remains same.
	Building B	P+14	44.85	Building B	P+14	44.85	Remains same.
	Building C	LP+UP+14	44.85	Building C	LP+UP+14	44.85	Remains same.
	Building D	P+14	44.85	Building D	P+14	44.85	Remains same.
	Building E	P+10	32.85	Building E	P+11	36	Increase in 1 no. of floor
	Building F	G+0	4.95	Building F	G+10	36.10	Increase in 10 no. of floors
	Parking Building	LP+UP+3	12.15	Parking Building	LP+UP+2 Podium	12.15	Decrease in 01 no. of floor
Club house	G+1	9.4	Club house	G+1	9.4	Remains same	
22.	Total number of tenements			Residential Flats: 584 nos. Shops: 12 nos.			
23	Total number of Population			Residential 2,920 users Commercial = 214 users Total = 3,134 nos.			
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	268	Fresh Water	268		
		Recycled for flushing	136	Recycled for flushing	136		
		Swimming Pool	01	Swimming Pool	01		
		Recycled for landscape	28	Recycled for landscape	00		
		Total	433	Total	405		
		Wastewater generation	364	Wastewater generation	364		
25.	Water Storage Capacity for Firefighting / UGT	200 Cum for Fire					
26.	Source of water	Irrigation Department					
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Post monsoon water depth- 5.5 -meter BGL Pre monsoon water depth- 7-meter BGL			
		Size and no of RWH tank(s) and Quantity:		NA			
		Quantity and size of recharge pits:		Total no of Recharge Pit – 11 nos. Surface recharge pits = 7 nos. Rooftop recharge pits = 4 nos. Dimension of recharge pit:			


Member Secretary


Chairmah

			1 m x 1 m x 1 m below Inlet Level with BW of 60 m
		Details of UGT tanks if any:	NA
28.	Sewage and Wastewater	Sewage generation in KLD	364 KLD
		STP technology:	MBBR
		Capacity of STP KLD:	400 KLD
	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)
		Dry waste:	12 kg/day
		Wet waste:	8 kg/day
		Construction waste	
		The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.	
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)
		Dry waste:	616
		Wet waste:	897
		Hazardous waste:	NA
		Biomedical waste	NA
		E-Waste	05
		STP Sludge (dry)	22
		Will be handed over to authorize recycler for further handling & disposal purpose.	
		Wet waste will be treated in onsite organic waste converter machine.	
		NA	
		NA	
		Will be handed over to authorize recyclers for further handling & disposal purpose.	
		Will be used as manure	
31.	Green Belt Development	Total RG area (m2)	2,102.59 (10% of Net plot area)
		Number of required trees	262 (1 tree per 80 sqm)
		Existing trees on plot	77
		Number of trees to be transplanted	00
		Number of trees to be cut	00
32.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	116 kW
		During Operation phase (Connected load):	3155.61 kW
		During Operation phase (Demand load):	1380.22 kW
		Transformer:	3 nos. of 630 kVA
		DG set:	1 nos. of 320 kVA
		Fuel used:	HSD
33.	Details of Energy saving	Renewable energy 5% of the proposed demand load to be provided	
34.	Environmental Management plan budget during Construction phase	Type	Details
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation
		Land	Labor toilets, water storage & sanitation
			Cost (Rs.)
			3,49,544.3/-
			3,54,750 /-


Member Secretary


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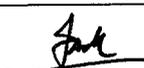
		Health and Safety	Labor Safety Equipment's and training	6,50,000/-	
		Health facility	Disinfection and Health Check-ups	72,000/-	
		Environment Management	Environment management cell	4,74,000/-	
		Environment Management	Environmental Monitoring	7,36,800 /-	
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Sewage Treatment Plant	Sewage Treatment Plant	1,85,00,000	38,00,000
		Solid Waste Management	Solid Waste Management	21,75,000/-	4,85,044/-
		Bio-medical Waste Management	Bio-medical Waste Management	--	1,00,000/-
		Landscape	Tree plantation, green area	58,74,814/-	12,82,262.40/-
		Rainwater Harvesting	Rainwater Harvesting	4,00,000/-	40,000/-
		Environmental Monitoring	Environmental Monitoring	3,19,000/-	-
		Solar Hot water & Solar PV system	Solar Hot water & Solar PV system	78,57,000/-	3,92,850/-
		Lightening Arrester Cost	Lightening Arrester Cost	2,16,000/-	--
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m2)
		4-Wheeler	302	302	12.5 sqm. for four-wheeler
		2-Wheeler	906	906	2 sqm. for two-wheeler
37.	Details of Court cases / litigations w.r.t. the project and project location if any.	NGT court case against project (NGT Case – Original Application No.33/2023(WZ)), since July 2023			

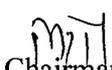
SEAC Deliberation –

PP stated that, the application is for expansion of proposed project at S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune.

The project chronology as informed by the PP is as below:

Dates	Events
2nd February 2019	The Project received Environmental Clearance for fresh proposal and hence construction activity was initiated as per EC granted
2nd July 2019	Application for Consent to Establish was done
22 nd February 2023	MPCB refused Consent to Establish due to lack of documents
25th March 2023	Applicant made case to NGT against PP for carrying out construction without getting Consent to Establish and Consent to Operate


Member Secretary


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2nd May 2023	Consent to Establish re-inwarded and was granted
04th July 2023	First hearing of the project at NGT done
7th August 2023	Part Consent to Operate is granted
06th September 2023	Second hearing of the project at NGT was done , PMRDA and MPCB has submitted Affidavit on 4th September 2023,

PP informed that Project has received Environmental Clearance vide no. SEIAA-EC-0000000675 dated 02nd February 2019. Due to UDCPR, there are changes in Architectural design and hence PP submitted application for expansion in Environmental Clearance. The area details are as below:

Particulars	EC (02.02.2019)	Proposed Expansion	Remarks
Plot area	21,025.92 sqm	21,025.92 sqm	No Change
FSI area	24,945.39 sqm	35,743.84 sqm	Increased by 10,798.45 sqm
Non FSI area	34,455.80 sqm	32,351.68 sqm	Decreased by 2,104.12 sqm
Total Built up area	59,401.19 sqm	68,095.52 sqm	Increased by 8,694.33 sqm

PP informed that till date total construction area completed on site is 41,800.60 sq.m.

The building configuration details are as below:

Building	EC (02.02.2019)	Proposed Expansion	Remarks
	Configuration	Configuration	
Building A	P+14	P+14	Completed & Occupied, no change
Building B	P+14	P+14	Completed & Occupied, no change
Building C	LP+UP+14	LP+UP+14	Completed & in finishing stage, no change
Building D	P+14	P+14	Started, Completed up to 9 th floor, no change
Building E	P+10	P+11	Started, Completed up to 3 rd floor, addition of 1 floor
Building F	G+0	G+10	Change in design
Parking Bldg.	LP+UP+3 Podium	LP+UP+2 Podium	Completed up to Podium 2 & in finishing stage
Club house	G+1	G+1	Completed

The comparative statement for the project is as below:

Sr.	Project Details	Details as per EC dated 02nd February 2019	Details as per proposed expansion	Remark
1	Tenement	Residential flats : 499 Shops : 11	Residential flats : 584 Shops : 12	Residential flats : increased by 85 Shops : increased by 01
2	Population	Residential tenants : 2,495 Commercial : 212	Residential tenants : 2,920 Commercial: 214	Residential tenants : increased by 425 Commercial : increased by 02


Member Secretary


Chairman

3	Fresh water (KLD)	229	268	Increased by 39
4	Recycled water Flushing (KLD)	118	136	Increased by 18
5	Sewage generation (KLD)	295	364	Increased by 69
6	STP capacity (KLD)	312	400	Increased by 88
7	Solid waste (kg/d)	1,301	1,513	Increased by 212
8	Wet waste (kg/d)	770	897	Increased by 127
9	Dry waste (kg/d)	531	616	Increased by 85
10	Parking Details in No	Car : 261 2-wheeler: 777	Car : 302 2-wheeler : 906	Car - increased by 41 2 wheeler- increased by 129
11	Max. Height of the building	44.85 m	44.85 m	Remains same

PP informed that the mandatory RG is provided on ground.

PP stated that, Regional Office, MoEFCC, Nagpur has visited the site and Certified Compliance Report (CCR), from Regional Office, MoEFCC, Nagpur is also received.

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

During discussion following points emerged:

1. PP to submit design basis document for STP.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. 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.

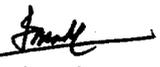
Deliberation in SEIAA-

Proposal is an expansion of existing construction project. Proposal is recommended by SEAC-3 in its 181st meeting for grant of Environment Clearance for total plot area of 21,025.92 m², FSI area of 35,743.84 m², Non FSI area of 32,351.68 m² and total BUA of 68,095.52 m².

Project had received earlier Environment Clearance vide SEIAA-EC-0000000675 dated 02.02.2019 for plot area of 21,025.92 sqm and Total BUA of 59,401.19 sqm.

During the meeting, SEIAA observed that, PP has not obtained the plan approval. PP submitted that, they are in final stage of obtaining the plan approval and requested authority to allow them few days' time to submit the plan approval. SEIAA noted the same. PP submitted plan approval dated 09.11.2023.

SEIAA asked PP to submit Architect Certificate regarding construction initiated on site is within BUA and as per configuration of earlier EC. SEIAA keeps certificate from registered architect


Member Secretary


Chairman

as a proof of compliance of construction Initiated on site by PP is within BUA and as per configuration of earlier EC. PP submitted the architect certificate dated 01.11.2023.

At the outset, SEIAA asked PP whether they are in receipt of Certified Compliance Report (CCR) as mandated by MoEF&CC Office Memorandum dated 26.09.2022. PP submitted that, they have obtained the same dated 20.09.2023. SEIAA noted the same and asked PP to strictly comply with the points raised in the Certified Compliance Report (CCR) dated 20.09.2023.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area 2102.59 m2 on mother earth without any construction i.e. Club House etc. SEIAA asked PP to submit area undertaking to that effect. PP submitted the same dated 04.12.2023.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 30.10.2023.

SEIAA also observed that, there is a case pending before the Hon'ble NGT related to the proposal under consideration. SEIAA asked PP to submit the current status of the NGT case. PP submitted that, the case is pending for hearing before the Hon'ble NGT. SEIAA noted the same and decided to grant EC subject to final outcome in the Original Application No.33/2023(WZ)).

SEIAA after deliberation decided to grant EC for-FSI- 35,743.84 m2, Non FSI- 32,351.68 m2, total BUA- 68,095.52 m2. (Plan approval No-BMU/Mouza Bhoirwadi/ Sno/Gno/CTS no.41/A/5 & others/Bhu No 1/CR1153/23-24/6188, dated-09.11.2023)

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

1. PP has provided mandatory RG area of 2102.59 m2 on mother earth without any construction i.e. Club House etc. Local planning authority to ensure the compliance of the same.
2. This EC is subject to final outcome in the Original Application No.33/2023(WZ).
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- 35,743.84 m2, Non FSI- 32,351.68 m2, total BUA- 68,095.52 m2. (Plan approval No-BMU/Mouza Bhoirwadi/ Sno/Gno/CTS no.41/A/5 & others/Bhu No 1/CR1153/23-24/6188, dated-09.11.2023)

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 -1
RAMA SYNERGY SPACES
S.No.41/6 Plot A1 at Bhoirwadi , Taluka Mulshi Dist Pune -411057

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/INFRA2/438996/2023 dated 02 Aug 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC24B038MH136293 |
| 2. File No. | SIA/MH/INFRA2/438996/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Expansion in Group Housing Scheme on S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune 411057 by M/s. Rama Synergy Spaces. |
| 7. Name of Company/Organization | RAMA SYNERGY SPACES |
| 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: 03/01/2024

(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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PARIVESH

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/438996/2023
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To

M/s. Rama Synergy Spaces,
 S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16,
 Bhoirwadi, Taluka Mulshi Dist. Pune.

Subject : Environmental Clearance for Expansion in Group Housing Scheme on S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune 411057 by M/s. Rama Synergy Spaces.

Reference : Application no. SIA/MH/INFRA2/438996/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 181st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 1st November, 2023.

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

1. Proposal Number	SIA/MH/INFRA2/438996/2023	
2. Name of Project	Expansion in Group Housing Scheme on S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune 411057 by M/s. Rama Synergy Spaces.	
3. Project category	8 (a) Building and construction projects	
4. Type of Institution	Private	
5. Project Proponent	Name	Mr. Jitendra Sunderdas Panjabi.
	Regd. Office address	10 th Floor, Rama Equator, Near Samrat Chowk, Pimpri, Pune - 411018
	Contact number	
	e-mail	
6. Consultant	Vke Environmental LLP, Pune.	
7. Applied for	Expansion project	
8. Details of previous EC	Earlier EC Number: SEIAA-EC-0000000675 dated 02.02.2019.	
	For plot area = 21,025.92 sqm FSI = 24,945.39 sqm Non FSI = 34,455.80 sqm TBUA = 59,401.19 sqm	
9. Location of the project	S. No. 41/A/5, 41/A/14, 41/A/15, 41/A/16, at Bhoirwadi, Taluka Mulshi Dist. Pune 411057	
10. Latitude and Longitude	Latitude: 18°35'14.38"N	
	Longitude: 73°41'0.86"E	

11.	Total Plot Area (m2)	21,025.92																																																																					
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20.	CER as per MoEF & CC circular dated 01/05/2018																																																																						
21.	<p>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></p> <table border="1"> <thead> <tr> <th colspan="3">Previous EC / Existing Building</th> <th colspan="3">Proposed Configuration</th> <th rowspan="2">Reason for Modification / Change</th> </tr> <tr> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>Building A</td> <td>P+14</td> <td>44.85</td> <td>Building A</td> <td>P+14</td> <td>44.85</td> <td>Remains same.</td> </tr> <tr> <td>Building B</td> <td>P+14</td> <td>44.85</td> <td>Building B</td> <td>P+14</td> <td>44.85</td> <td>Remains same.</td> </tr> <tr> <td>Building C</td> <td>LP+UP+14</td> <td>44.85</td> <td>Building C</td> <td>LP+UP+14</td> <td>44.85</td> <td>Remains same.</td> </tr> <tr> <td>Building D</td> <td>P+14</td> <td>44.85</td> <td>Building D</td> <td>P+14</td> <td>44.85</td> <td>Remains same.</td> </tr> <tr> <td>Building E</td> <td>P+10</td> <td>32.85</td> <td>Building E</td> <td>P+11</td> <td>36</td> <td>Increase in 1 no. of floor</td> </tr> <tr> <td>Building F</td> <td>G+0</td> <td>4.95</td> <td>Building F</td> <td>G+10</td> <td>36.10</td> <td>Increase in 10 no. of floors</td> </tr> <tr> <td>Parking Building</td> <td>LP+UP+3</td> <td>12.15</td> <td>Parking Building</td> <td>LP+UP+2 Podium</td> <td>12.15</td> <td>Decrease in 01 no. of floor</td> </tr> <tr> <td>Club house</td> <td>G+1</td> <td>9.4</td> <td>Club house</td> <td>G+1</td> <td>9.4</td> <td>Remains same</td> </tr> </tbody> </table>		Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Building A	P+14	44.85	Building A	P+14	44.85	Remains same.	Building B	P+14	44.85	Building B	P+14	44.85	Remains same.	Building C	LP+UP+14	44.85	Building C	LP+UP+14	44.85	Remains same.	Building D	P+14	44.85	Building D	P+14	44.85	Remains same.	Building E	P+10	32.85	Building E	P+11	36	Increase in 1 no. of floor	Building F	G+0	4.95	Building F	G+10	36.10	Increase in 10 no. of floors	Parking Building	LP+UP+3	12.15	Parking Building	LP+UP+2 Podium	12.15	Decrease in 01 no. of floor	Club house	G+1	9.4	Club house	G+1	9.4	Remains same
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22.	Total number of tenements	Residential Flats: 584 nos. Shops: 12 nos.																																																																					
23.	Total number of Population	Residential 2,920 users Commercial = 214 users Total = 3,134 nos.																																																																					
24.	Water Budget	<table border="1"> <thead> <tr> <th colspan="2">Dry Season (CMD)</th> <th colspan="2">Wet Season (CMD)</th> </tr> </thead> <tbody> <tr> <td>Fresh Water</td> <td>268</td> <td>Fresh Water</td> <td>268</td> </tr> <tr> <td>Recycled for flushing</td> <td>136</td> <td>Recycled for flushing</td> <td>136</td> </tr> <tr> <td>Swimming Pool</td> <td>01</td> <td>Swimming Pool</td> <td>01</td> </tr> <tr> <td>Recycled for landscape</td> <td>28</td> <td>Recycled for landscape</td> <td>00</td> </tr> <tr> <td>Total</td> <td>433</td> <td>Total</td> <td>405</td> </tr> <tr> <td>Wastewater generation</td> <td>364</td> <td>Wastewater generation</td> <td>364</td> </tr> </tbody> </table>	Dry Season (CMD)		Wet Season (CMD)		Fresh Water	268	Fresh Water	268	Recycled for flushing	136	Recycled for flushing	136	Swimming Pool	01	Swimming Pool	01	Recycled for landscape	28	Recycled for landscape	00	Total	433	Total	405	Wastewater generation	364	Wastewater generation	364																																									
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25.	Water Storage Capacity for Firefighting /	200 Cum for Fire																																																																					

	UGT		
26.	Source of water	Irrigation Department	
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post monsoon water depth- 5.5 -meter BGL Pre monsoon water depth- 7-meter BGL
		Size and no of RWH tank(s) and Quantity:	NA
		Quantity and size of recharge pits:	Total no of Recharge Pit – 11 nos. Surface recharge pits = 7 nos. Rooftop recharge pits = 4 nos. Dimension of recharge pit: 1 m x 1 m x 1 m below Inlet Level with BW of 60 m
		Details of UGT tanks if any:	NA
28.	Sewage and Wastewater	Sewage generation in KLD	364 KLD
		STP technology:	MBBR
		Capacity of STP KLD:	400 KLD
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)
		Dry waste:	12 kg/day
		Wet waste:	8 kg/day
		Construction waste	
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)
		Dry waste:	616
		Wet waste:	897
		Hazardous waste:	NA
		Biomedical waste	NA
		E-Waste	05
		STP Sludge (dry)	22
31.	Green Belt Development	Total RG area (m ²)	2,102.59 (10% of Net plot area)
		Number of required trees	262 (1 tree per 80 sqm)
		Existing trees on plot	77
		Number of trees to be transplanted	00
		Number of trees to be cut	00
32.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	116 kW
		During Operation phase (Connected load):	3155.61 kW
		During Operation phase (Demand load):	1380.22 kW
		Transformer:	3 nos. of 630 kVA
		DG set:	1 nos. of 320 kVA
		Fuel used:	HSD

33.	Details of Energy saving	Renewable energy 5% of the proposed demand load to be provided			
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs.)	
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	3,49,544.3/-	
		Land	Labor toilets, water storage & sanitation	3,54,750 /-	
		Health and Safety	Labor Safety Equipment's and training	6,50,000/-	
		Health facility	Disinfection and Health Check-ups	72,000/-	
		Environment Management	Environment management cell	4,74,000/-	
		Environment Management	Environmental Monitoring	7,36,800 /-	
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Sewage Treatment Plant	Sewage Treatment Plant	1,85,00,000	38,00,000
		Solid Waste Management	Solid Waste Management	21,75,000/-	4,85,044/-
		Bio-medical Waste Management	Bio-medical Waste Management	--	1,00,000/-
		Landscape	Tree plantation, green area	58,74,814/-	12,82,262.40/-
		Rainwater Harvesting	Rainwater Harvesting	4,00,000/-	40,000/-
		Environmental Monitoring	Environmental Monitoring	3,19,000/-	--
		Solar Hot water & Solar PV system	Solar Hot water & Solar PV system	78,57,000/-	3,92,850/-
		Lightening Arrester Cost	Lightening Arrester Cost	2,16,000/-	--
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area(m2)
		4-Wheeler	302	302	12.5 sqm. for four-wheeler
		2-Wheeler	906	906	2 sqm. for two-wheeler
37.	Details of Court cases / litigations w.r.t. the project and project location if any.	NGT court case against project (NGT Case – Original Application No.33/2023(WZ)), since July 2023			

The comparative statement for the project is as below:

Sr.	Project Details	Details as per EC dated 02nd February 2019	Details as per proposed expansion	Remark
1	Tenement	Residential flats : 499 Shops : 11	Residential flats : 584 Shops : 12	Residential flats : increased by 85 Shops : increased by 01
2	Population	Residential tenants : 2,495	Residential tenants : 2,920	Residential tenants : increased by 425

		Commercial : 212	Commercial: 214	Commercial : increased by 02
3	Fresh water (KLD)	229	268	Increased by 39
4	Recycled water Flushing (KLD)	118	136	Increased by 18
5	Sewage generation (KLD)	295	364	Increased by 69
6	STP capacity (KLD)	312	400	Increased by 88
7	Solid waste (kg/d)	1,301	1,513	Increased by 212
8	Wet waste (kg/d)	770	897	Increased by 127
9	Dry waste (kg/d)	531	616	Increased by 85
10	Parking Details in No	Car : 261 2-wheeler: 777	Car : 302 2-wheeler : 906	Car - increased by 41 2 wheeler- increased by 129
11	Max. Height of the building	44.85 m	44.85 m	Remains same

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SEIAA-EC-0000000675 dated 02.02.2019 for plot area of 21,025.92 sqm and Total BUA of 59,401.19 sqm. Proposal has been considered by SEIAA in its 269th (Day-1) meeting held on 1st November, 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 submit design basis document for STP.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. 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-

4. PP has provided mandatory RG area of 2102.59 m² on mother earth without any construction i.e. Club House etc. Local planning authority to ensure the compliance of the same.
5. This EC is subject to final outcome in the Original Application No.33/2023(WZ).
6. 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.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. 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.

9. SEIAA after deliberation decided to grant EC for-FSI- 35,743.84 m², Non FSI- 32,351.68 m², total BUA- 68,095.52 m². (Plan approval No-BMU/Mouza Bhoirwadi/ Sno/Gno/CTS no.41/A/5 & others/Bhu No 1/CR1153/23-24/6188, dated-09.11.2023)

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 partivesh.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 /PMRDA.
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

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

Designation: Member Secretary

Date and Time: 1/3/2024 2:48:59 PM