

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,

WESTERN ZONE BENCH, PUNE

ORIGINAL APPLICATION NO. 76/2025

IN THE MATTER OF:

Kalpesh Chandrakant Yadav

... Applicant

v.

Union of India & Ors.

... Respondents

INDEX

S.NO.	ANNEXURE NO.	PARTICULARS	PAGE NO.
1.		Reply Affidavit by SEIAA	
2.	1	Copy of the Environment Clearance dated 09.07.2025.	
3.	2	Copy of the 292nd SEIAA minutes of meeting dated 08.05.2025.	

521



Date: 26.11.2025

Adv. Aniruddha S Kulkarni

Standing Counsel,

Environment and Climate Change Department

Government of Maharashtra



**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE
ORIGINAL APPLICATION NO. 76 / 2025**

Kalpesh Chandrakant Yadav

... Applicant

v/s.

Union of India & Ors.

...Respondents

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

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

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



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

2. The Present Application is filed against the alleged violation of EIA Notification-2006 r/w Environment (Protection) Act 1986 along with Water (Prevention and Pollution control) Act, 1971 and Air (Prevention and Pollution Control) Act, 1984 by Respondent No. 10 (Project Proponent - "PP") i.e M/s. Grow India Realcon LLP. It is alleged that PP has carried out illegal construction of residential building construction project at Sr. No. 282/2 on plot admeasuring 8080.00M2 , Village Maan, Taluka Mulshi District Pune within the local limit and jurisdiction of Pune Metropolitan Region development Authority.

3. At the outset, it is submitted that PP has been granted Environment Clearance ("EC") dated 09.07.2025, which is not challenged. Copy of the EC dated 09.07.2025 is annexed as ANNEXURE-1.



A handwritten signature in blue ink, appearing to be "S.K. Dhanraj", written over the official stamp.

4. PP submitted the application for EC for a residential project located at S. no. 282/2, Maan, Pune with configuration as S + 21 floors and Club House, for a total BUA of 26,627.34 m².

5. SEAC considered the project proposal in its 193rd meeting and decided to recommend the proposal for grant of EC to SEIAA.

6. SEIAA earlier had deferred the proposals in the PCMC area because of an NGT order dated 09.08.2024 in O.A. No. 93/2024. Thereafter, Hon'ble NGT issued order on 30.04.2025 in Original Application No. 38 of 2025 (WZ). Relevant paragraph reads as below –

Para 7. We also find mention in the e-mail dated 02.09.2024, at page 231 of the paper book, sent by Director & DH-IPC-VI & VII, CPCB in response to queries raised by CREDAI Pune Metro that as per the revised methodology 2016, PIA (Polluted Industrial Areas) are classified based on CEPI Score.....

Para 8. Perusal of above documents make it quite clear that the Pimpri–Chinchwad area is not a “CPA – Critically Polluted Area”. Therefore, the SEIAA ought to have considered the project without waiting for any response from the CPCB.

[Handwritten signature]



7. Hon'ble High Court Bombay also issued order on 30.04.2025 in Writ Petition No. 4803 of 2025. The relevant operative para is reproduced below –

Para No. 12. In such view of the matter, we are inclined to Hon'ble Court dispose of this petition by issuing the following direction. The proposals made by the petitioner seeking EC from the respondent no. 2-SEIAA be considered in accordance with law on the basis of the present day CEPI scores as updated/published by respondent no. 4 – MPCB for Pimpri-Chinchwad area in accordance with Email dated 02/09/2024 issued by CPCB or in accordance with the clarification if received from CPCB, within a period of eight weeks from the date of uploading of the order.

8. On pursuance of above two orders the proposals were considered.

9. SEIAA in its 292nd meeting dated 08.05.2025 considered the proposal. SEIAA inquired with the PP regarding the provision of RG and SEAC compliance. PP submitted that they have provided mandatory RG having an area of 808 m2 on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted an undertaking regarding the RG area on 5.05.2025. PP submitted the undertaking regarding the complying with the SEAC conditions on 28.04.2025.



A handwritten signature in blue ink, appearing to be 'S. N. Dhokane'.

10. SEIAA decided to grant Environment Clearance subject to compliance of following conditions—

a. PP has provided mandatory RG area of 808 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.

b. 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.

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

d. 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.

e. SEIAA after deliberation decided to grant EC for – FSI – 23,327.47 m², Non FSI – 3,133.01 m², total BUA 26,460.48 m². (Plan approval No. BMU/CR/No/2112/23-24 dated 28.02.2024) (Restricted as per approval).

Copy of the SEIAA minutes dated 08.05.2025 is annexed as ANNEXURE-2.



11. SEIAA grants EC based on the information and documents provided by the PP. SEIAA, while grant of the impugned EC, has followed the procedure as given under the EIA Notification, 2006 and as per the circulars, notifications, guidelines, office memorandums, issued by the MoEF&CC from time to time.

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

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

Mumbai

Date 25 NOV 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 New Administration Building, 15th 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 ~~25~~ **25 NOV 2025** day of November, 2025 at Mumbai.

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



BEFORE ME

Adv. S. N. Dhange

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... 36 ... Sr. No... 275
Date... 25 NOV 2025

ANNEXURE-1

File No: SIA/MH/INFRA2/468974/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



सत्यमेव जयते



Dated 09/07/2025



To,

Jaideep Modak
GROW INDIA REALCON LLP
Office no 102, 24 ICC Trade Tower, A-wing IST Floor, SB road, Pune , PUNE, PUNE,
MAHARASHTRA, 411016
welworthpurnam2024@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP submitted to Ministry vide proposal number SIA/MH/INFRA2/468974/2024 dated 16/05/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5169667N
(ii) File No.	SIA/MH/INFRA2/468974/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP
(viii) Name of Company/Organization	GROW INDIA REALCON LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 08/05/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 08/05/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Jaideep Modak under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	<p>6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.</p> <p>8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p>

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/468974/2024
 Environment & Climate
 Change Department
 Room No. 217, 2nd Floor,
 Mantralaya, Mumbai- 400032.

To
 M/s.Grow India Realcon LLP,
 S. no. 282/2, Maan, Pune.

Subject : Environmental Clearance for Residential project 'Welworth Purnam' at
 S. no. 282/2, Maan, Pune by M/s.Grow India Realcon LLP

Reference : Application no. SIA/MH/INFRA2/468974/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 193rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292nd (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8th May, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/468974/2024	
2.	Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP	
3.	Project category	8a B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Jaydeep Modak
		Regd. Office address	Office no 102, 24 ICC Trade Tower, A-wing IST floor, SB road, Pune
		Contact number	--
		e-mail	welworthpurnam2024@gmail.com
6.	Consultant	Vke: environmental	
7.	Applied for	New Environmental Clearance	
8.	Details of previous EC	NA	
9.	Location of the project	S. no. 282/2, Maan, Pune	
10.	Latitude and Longitude	Latitude: 18°35'36.85"N, Longitude: 73°42'10.00"E	
11.	Total Plot Area (m2)	8,080.00	
12.	Deductions (m2)	808.00	
13.	Net Plot area (m2)	7,272.00	
14.	Proposed FSI area (m2)	23,327.47	
15.	Proposed non-FSI area (m2)	3,299.87	
16.	Proposed TBUA (m2)	26,627.34	
17.	TBUA (m2) approved by Planning Authority till date	--	
18.	Ground coverage (m2) & %	1,116.29 m2 (15.3%)	
19.	Total Project Cost (Rs.)	99 Cr	
20.	CER as per MoEF & CC circular dated 01/05/2018	--	

21.	Details of Building Configuration:			Reason for Modification / Change: N.A.	
	Previous EC / Existing Building N.A.	Proposed Configuration			
		Building Name	Configuration		Height (m)
		Tower A	S + 21 floors		68.00
	Club house	G+1	7.5		
22.	Total number of tenements	Residential: Flats - 249 nos.			
	Total number of users	Total users: 1245 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	112	Fresh Water	112
		Recycled water Flushing	56	Recycled water Flushing	56
		Recycled water Gardening	7	Recycled water Gardening	00
		Total Water Requirement	175	Total Water Requirement	168
		Wastewater generation	151	Wastewater generation	151
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 100 KLD OHWT Fire Tank- 25 KLD			
25.	Source of water	Maan Grampanchayat			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth: 4-5 m BGL Pre-Monsoon water depth: 11-12 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 4 nos. Surface Runoff pits - 2 Rooftop Runoff pits - 2 Dimension: Surface: 2.0 x 2.0 x 1.90 m Terrace: 2.0 x 1.5 x 2 m		
		Details of UGT tanks if any:	298 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:	151		
		STP technology:	MBBR		
		Capacity of STP (CMD):	160		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	7.5	Will be handed over to Authorized vendor	
		Wet waste:	5	Will be handed over to Authorized vendor	
		Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.		
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	249	Will be handed over to SWACH	
		Wet waste:	374	Will be operated in OWC	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3	Will be handed over to authorized vendor	
STP Sludge (dry)	3.7	Will be operated in OWC			
30.	Green Belt Development	Required open space (m ²):	808 m ²		
		Existing trees on plot:	66 nos.		
		Number of trees to be	51 nos.		

		retained			
		Number of trees to be cut:	15 nos.		
		Number of trees required:	101 nos.		
		Number of trees proposed:	156 nos.		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	25 KW		
		DG set:	30 KVA		
		During Operation phase (Connected load):	1,658.52 KVA (1492.67 KW)		
		During Operation phase (Demand load):	699.06 KVA (629.16 KW)		
		Transformer:	1 x 630; 1 x 315 KVA		
		DG set:	1 x 320 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	5% of Demand load			
33.	Environmental Management plan budget during Construction phase	Type	Details	Annual Cost (Rs.)	One Time Cost (Rs.)
		Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00
			Barricading	99,008.00	-
		Land	Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	33,500.00	-
			Establishment of Labour Colony and Toilets & Sanitation	3,87,500.00	-
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	-	2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	58,500.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	3,00,000.00
		DG Set	Cost of Electricity Backup with DG sets	5,50,000.00	-
		Environmental	Environmental Office / Cell on Project Site	-	8,88,000.00
Environment Management	Environmental Monitoring	-	7,36,800.00		

34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR technology	43,65,000	10,80,000
		Solid Waste	OWC	13,50,000	2,84,400
		RWH	Recharge Pits	3,00,000	40,000
		Green belt development	Development & maintenance of green area	6,22,836	4,44,000
		Energy saving	1. For Solar PV Panel 2. For Solar Hot Water	37,71,342	1,36,805
		DG Set Installation		39,04,000	
		Environmental Monitoring	-		3,19,200
		Disaster Management	Lightening Arrester	1,04,100	20,820
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	131	267	3204
		2-Wheeler	261	261	522
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case, as informed by Project Proponent	

3. Proposal has been considered by SEIAA in its 292nd (Day-2) meeting held on 8th May, 2025 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 obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to submit measure taken / proposed to maintain adequate light and ventilation in ducts.
4. PP to submit structural stability certificate.
5. PP to envisage provision of grass pavers in parking area.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.

7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 808 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for- FSI- 23,327.47 m², Non FSI- 3,133.01 m², total BUA 26,460.48 m². (Plan approval No. BMU/CR/No/2112/23-24 dated 28.02.2024) (Restricted as per approval).

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

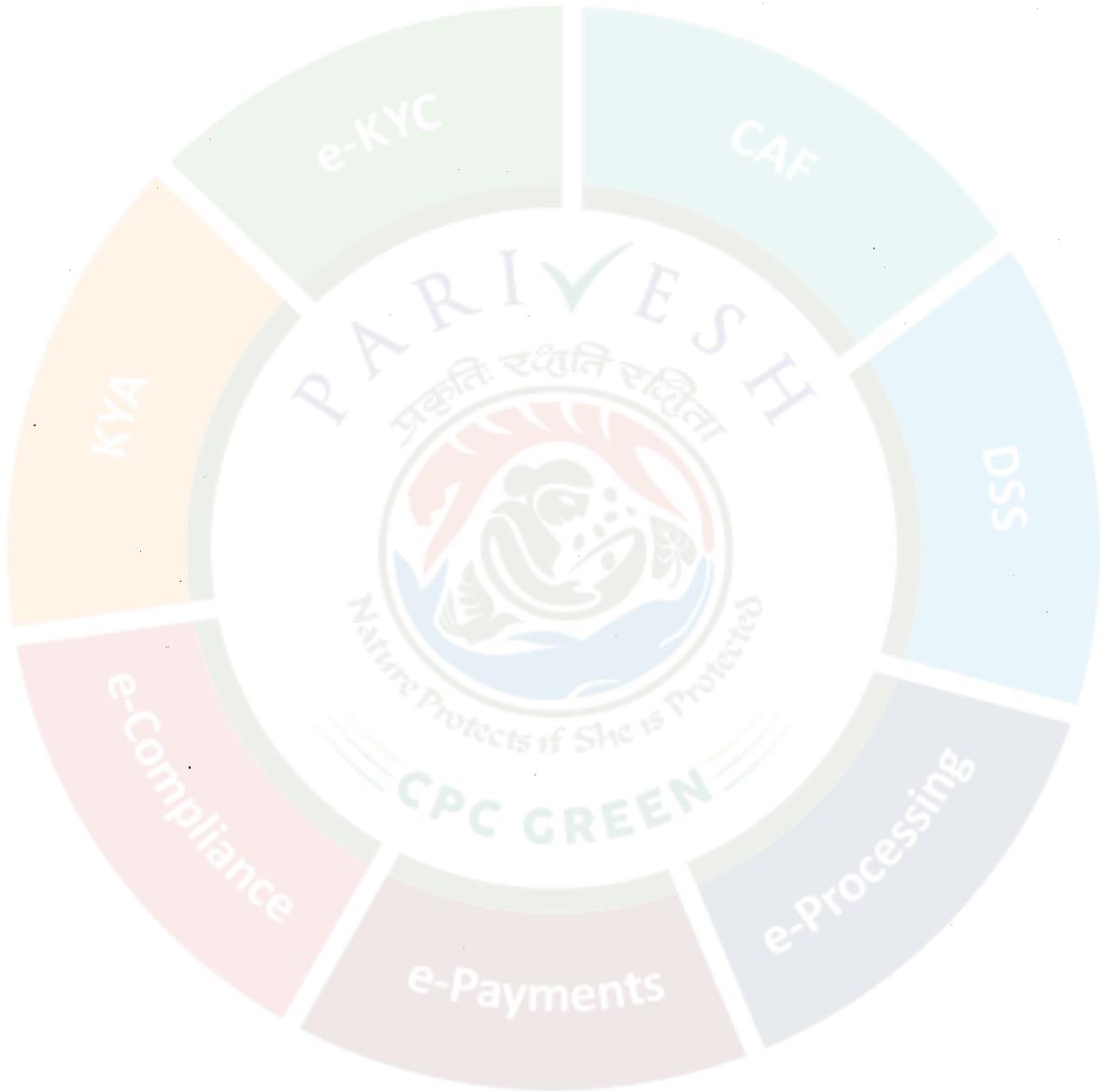
Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

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.


Jayashree Bhoj
(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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



ANNEXURE-2

Minutes of 292nd Day – 2 (Part C) meeting of SEIAA held on 08th May, 2025.

Item no. 43

Proposal No.:- SIA/MH/INFRA2/468974/2024

Type of Project: EC

Subject- Environmental Clearance for Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP

Project Details-

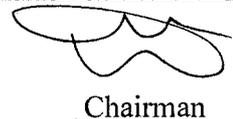
Representative of PP was present during the meeting along with environmental consultant M/s. Vke: environmental.

It is noted that, the PP has submitted the application for prior environment clearance for proposed project with total plot area of 8,080.00 m², FSI area of 23,327.47 m², Non FSI area of 3,299.87 m² and total BUA of 26,627.34 m².

Brief information of the proposal is as below:

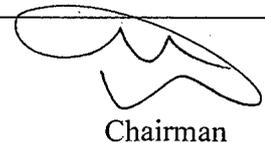
1.	Proposal Number	SIA/MH/INFRA2/468974/2024			
2.	Name of Project	Residential project 'Welworth Purnam' at S. no. 282/2, Maan, Pune by Grow India Realcon LLP			
3.	Project category	8a B2			
4.	Type of Institution	Private			
5.	Project Proponent	Name	Jaydeep Modak		
		Regd. Office address	Office no 102, 24 ICC Trade Tower, A-wing IST floor, SB road, Pune		
		Contact number	--		
		e-mail	welworthpurnam2024@gmail.com		
6.	Consultant	Vke: environmental			
7.	Applied for	New Environmental Clearance			
8.	Details of previous EC	NA			
9.	Location of the project	S. no. 282/2, Maan, Pune			
10.	Latitude and Longitude	Latitude: 18°35'36.85"N, Longitude: 73°42'10.00"E			
11.	Total Plot Area (m ²)	8,080.00			
12.	Deductions (m ²)	808.00			
13.	Net Plot area (m ²)	7,272.00			
14.	Proposed FSI area (m ²)	23,327.47			
15.	Proposed non-FSI area (m ²)	3,299.87			
16.	Proposed TBUA (m ²)	26,627.34			
17.	TBUA (m ²) approved by Planning Authority till date	--			
18.	Ground coverage (m ²) & %	1,116.29 m ² (15.3%)			
19.	Total Project Cost (Rs.)	99 Cr			
20.	CER as per MoEF & CC circular dated 01/05/2018	--			
21.	Details of Building Configuration:			Reason for Modification / Change: N.A.	
	Previous EC / Existing Building N.A.	Proposed Configuration			
		Building Name	Configuration		Height (m)
		Tower A	S + 21 floors		68.00
	Club house	G+1	7.5		
22.	Total number of tenements	Residential: Flats - 249 nos.			
	Total number of users	Total users: 1245 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	112	Fresh Water	112
		Recycled water Flushing	56	Recycled water Flushing	56
		Recycled water Gardening	7	Recycled water Gardening	00


Member Secretary


Chairman

		Total Water Requirement	175	Total Water Requirement	168
		Wastewater generation	151	Wastewater generation	151
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 100 KLD OHWT Fire Tank- 25 KLD			
25.	Source of water	Maan Grampanchayat			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth: 4-5 m BGL Pre-Monsoon water depth: 11-12 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 4 nos. Surface Runoff pits - 2 Rooftop Runoff pits - 2 Dimension: Surface: 2.0 x 2.0 x 1.90 m Terrace: 2.0 x 1.5 x 2 m		
		Details of UGT tanks if any:	298 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:	151		
		STP technology:	MBBR		
		Capacity of STP (CMD):	160		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	7.5	Will be handed over to Authorized vendor	
		Wet waste:	5	Will be handed over to Authorized vendor	
		Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.		
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	249	Will be handed over to SWACH	
		Wet waste:	374	Will be operated in OWC	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	3	Will be handed over to authorized vendor	
30.	Green Belt Development	Required open space (m ²):	808 m ²		
		Existing trees on plot:	66 nos.		
		Number of trees to be retained	51 nos.		
		Number of trees to be cut:	15 nos.		
		Number of trees required:	101 nos.		
		Number of trees proposed:	156 nos.		
31.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	25 KW		
		DG set:	30 KVA		
		During Operation phase (Connected load):	1,658.52 KVA (1492.67 KW)		
		During Operation phase (Demand load):	699.06 KVA (629.16 KW)		
		Transformer:	1 x 630; 1 x 315 KVA		
		DG set:	1 x 320 KVA		
Fuel used:	HSD				


Member Secretary


Chairman

32.	Details of Energy saving	5% of Demand load			
		Type	Details	Annual Cost (Rs.)	One Time Cost (Rs.)
	33. Environmental Management plan budget during Construction phase	Air Environment	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00
			Barricading	99,008.00	-
		Land	Cost of Topsoil Conservation, including removal of topsoil using Scraper/JCB and Storage in designated area	33,500.00	-
			Establishment of Labour Colony and Toilets & Sanitation	3,87,500.00	-
		Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	-	2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	58,500.00
			Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	3,00,000.00
		DG Set	Cost of Electricity Backup with DG sets	5,50,000.00	-
		Environmental	Environmental Office / Cell on Project Site	-	8,88,000.00
		Environment Management	Environmental Monitoring	-	7,36,800.00
	34. Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR technology	43,65,000	10,80,000
		Solid Waste	OWC	13,50,000	2,84,400
		RWH	Recharge Pits	3,00,000	40,000
		Green belt development	Development & maintenance of green area	6,22,836	4,44,000
		Energy saving	1. For Solar PV Panel	37,71,342	1,36,805
			2. For Solar Hot Water	-	-
		DG Set Installation		39,04,000	-
		Environmental Monitoring	-	-	3,19,200
		Disaster Management	Lightening Arrester	1,04,100	20,820
			-	-	
35.	Traffic	Type	Required as per DCR	Actual	Area per parking (m ²)


Member Secretary


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	Management			Provided	
		4-Wheeler	131	267	3204
		2-Wheeler	261	261	522
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case, as informed by Project Proponent	

SEAC Deliberation –

PP stated that, the application is for residential project located at S. no. 282/2, Maan, Pune with configuration as S + 21 floors and Club House.

PP informed that the project has received 4 sanctions:

1. BMU/CRNO.618/20-21 in the year 2021 for P + 9 floors
2. BMU/CRNO.378/21-22 in the year 2021 for P + 10 floors
3. BMU/CRNO.1174/21-22 in the year 2022 for P + 13 floors
4. BMU/CRNO.2112/23-24 in the year 2024 for P + 21 floors

PP further informed that the construction was initiated on site as per Sanction no. 1 (TBUA – 12,346.06 m²), Sanction no. 2 (TBUA – 13,763.33 m²) and Sanction no. 3 (TBUA – 17,236.69 m²) as the construction area was not exceeding of 20,000 sqm and hence did not fall under purview of EIA notification 2006. Transit Oriented Development (TOD) rules came into existence from 10.10.2022 and became applicable to the project site sine year 2024, hence the potential of the project is now exceeding TBUA of 20,000 sqm, and therefore the project attracts Environmental Clearance under the EIA Notification 2006.

PP informed that Aviation NoC is not applicable for the project.

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

During discussion following points emerged:

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to submit measure taken / proposed to maintain adequate light and ventilation in ducts.
4. PP to submit structural stability certificate.
5. PP to envisage provision of grass pavers in parking area.
6. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.


Member Secretary



Chairman

7. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Recommendations of SEAC-

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

Deliberation in SEIAA-

Proposal a new construction project. Proposal is recommended by SEAC-III in its 193rd meeting for grant of Environment Clearance for total plot area of 8,080.00 m², Net plot area of 7,272.00m², FSI area of 23,327.47 m², Non FSI area of 3,299.87 m² and total BUA of 26,627.34 m².

The SEIAA earlier had deferred the proposals in PCMC area because of NGT order dated 9.08.2024 in O.A. No. 93/2024.

Hon'ble NGT issued order on 30.04.2025 in Original Application No. 38 of 2025 (WZ) relevant paragraph read as below-

Para 7. *We also find mention in the e-mail dated 02.09.2024, at page 231 of the paper book, sent by Director & DH- IPC - VI & VII, CPCB in response to queries raised by CREDAI Pune Metro that as per the revised methodology 2016, PIA (Polluted Industrial Areas) are classified based on CEPI Score as follows: -*

Sr. No.	CEPI Score	Categorization of Industrial Area
1	70 and above	Critically Polluted Areas
2	60 and above – below 70	Severely Polluted Areas
3	Less than 60	Other Polluted Areas

Para 8. *Perusal of above documents make it quite clear that the Pimpri- Chinchwad area is not a "CPA-Critically Polluted Area". Therefore, the SEIAA ought to have considered the project without waiting for any response from the CPCB.*

Hon'ble High Court Bombay also issued order on 30.04.2025 in Writ Petition No. 4803 OF 2025. The relevant operative para is reproduced below-

Para No. 12. *In such view of the matter, we are inclined to Hon'ble Court dispose of this petition by issuing the following direction. The proposals made by the petitioner seeking EC from the respondent no, 2-SCIAA be considered in accordance with law on the basis of the present day CEPI scores as*


Member Secretary


Chairman
Page 229 of 230

updated /published by respondent no.4- MPCB for Pimpri-Chinchwad area in accordance with Email dated 02/09/2024 issued by CPCB or in accordance with the clarification if received from CPCB, within a period of eight weeks from the date of uploading of the order.

On pursuance of above two orders the proposals were considered.

During the meeting, SEIAA asked PP regarding the provision of RG. PP submitted that, they have provided mandatory RG having area of 808 m2 on mother earth without any construction. SEIAA asked PP to submit an undertaking to that effect. PP submitted the same dated 5.05.2025.

SEIAA also asked PP to submit undertaking regarding the complying the SEAC conditions. PP submitted the same dated 28.04.2025.

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

1. PP has provided mandatory RG area of 808 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. 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.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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.
5. SEIAA after deliberation decided to grant EC for- FSI- 23,327.47 m2, Non FSI- 3,133.01 m2, total BUA 26,460.48 m2. (Plan approval No. BMU/CR/No/2112/23-24 dated 28.02.2024) (Restricted as per approval).

SEIAA Decision-

SEIAA decided to grant Environment Clearance.


Member Secretary

Signature Not Verified

Digitally Signed by: Smt. Jayashree Bhoj
IAS
Member Secretary, SEIAA

Date: 11/06/2025

