

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH, PUNE  
ORIGINAL APPLICATION NO. 17/2021**

Tanaji Gambhire

... Applicant

V/s.

Union of India & Ors.

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 4,  
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT  
AUTHORITY**

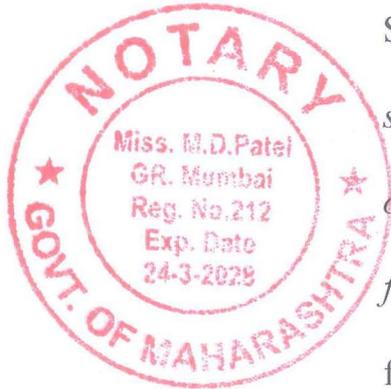
I, Dattatray Suryakant Bhalerao, working as Scientist II & Under Secretary, Environment and Climate Change Department, Government of Maharashtra do hereby state on solemn affirmation as under –

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.

1. The present case pertains to non-compliance and violation of the EC conditions by the Respondent No. 12 M/s. Xrbia

North Hinjewadi Developers Private Limited of their project named and styled as Xrbia River Front at Survey No. 1 (p) 3(p), village Bebadohal, Tal. Maval, District Pune. Earlier the project was named as Megacity by M/s. Lily Floriculture Pvt. Ltd. It is alleged that project is affected due to Blue Flood Line of river Pawana.

2. SEIAA has granted the first Environment Clearance on 31<sup>st</sup> March, 2015 for total BUA of 42,670 m<sup>2</sup> based on the Form I, Form IA and other documents supplied by the PP.
3. In Form I submitted by the PP, under (III) Environmental Sensitivity, at serial no. 2, *Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests*, PP has not mentioned River Pawana and the distance from proposed project location boundary.
4. Further in Form I, at serial no. 4, *inland, coastal, marine or underground waters*, PP has stated Pawana river, however no distance from proposed project location boundary has been mentioned. PP ought to have given the said distance.
5. Further in Form I, at serial no. 10, *Areas containing important, high quality or scarce resources (Ground water*



Ⓟ *[Signature]*

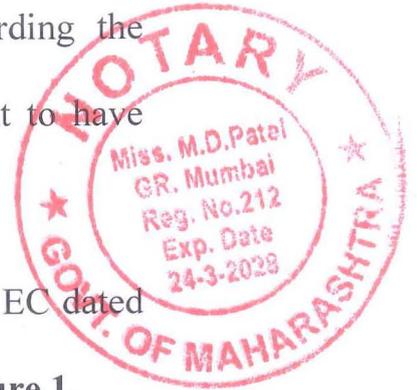
*resources, surface resources, forestry, agriculture, fisheries, tourism, minerals*), PP has stated Pawana River, however no distance from proposed project location boundary has been mentioned. PP ought to have given the said distance.

6. Further in Form I, at serial no. 12, *Areas susceptible to natural hazard which could cause the project to present environmental problems (Earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)*, PP has not given any details regarding the possibility of flooding by Pawana river, PP ought to have given the same.

Copy of Form I submitted by the PP for obtaining EC dated 31<sup>st</sup> March, 2015 is marked and annexed as **Annexure 1**.

7. On 16-02-2022, the present PP made an application to SEIAA for obtaining a fresh EC accepting that they have exceeded permissible construction limit as given in the EC dated 31<sup>st</sup> March, 2015.
8. In the said application, the PP accepts that they have carried out an excess construction of 3,755m<sup>2</sup> over and above the sanctioned limit (from earlier 42,671m<sup>2</sup> as per the EC to now total of 46,425 m<sup>2</sup>). Along with this, there is an

(M) 



increase in total covered built-up construction area, 40 nos. of flats increased. (From earlier 699 number of flats approved in the EC, to now total 739).

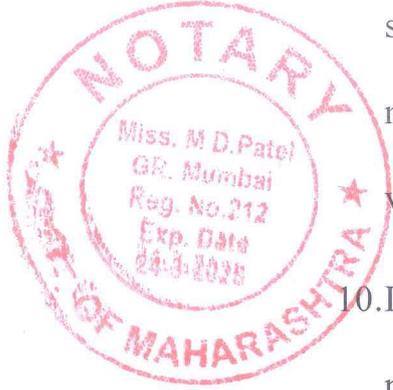
9. PP further accepts that the buildings actually constructed on-site had a different building configuration, than those mentioned in EC. The configuration has been changed in the vertical direction, but the plinth has not changed.

10. In the said application, the PP is also claiming that there was no expiry or window period for the MoEF&CC one time Amnesty scheme vide notification dated 14-03-2017. Whereas, in reality, the said Amnesty scheme was valid for a period of 6 months from 14-03-2017 till 13-09-2017 and further from 14-03-2018 till 13-04-2018 upon the directions issued by the Hon'ble Supreme Court. Therefore, the claim made by the PP that the Amnesty Scheme had no expiry or window period, is utterly false and PP tried to misguide SEIAA.

Copy of PP's Application dated 16-02-2022 is marked and annexed as **Annexure 2**.

11. In the Form I submitted by PP along with the application dated 16-02-2022 for fresh EC, under the column of (III)





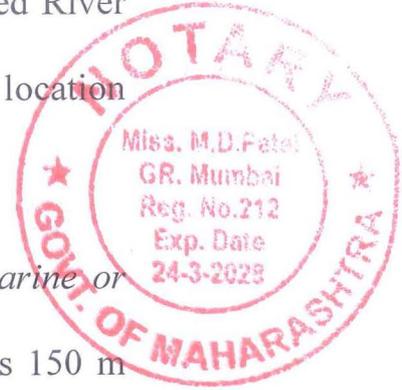
Environmental Sensitivity, serial no. 2, *Areas which are important or sensitive for ecological reasons- Wetlands, watercourses or other water bodies, coastalzone, biospheres, mountains, forests*, PP has not mentioned River Pawana and the distance from proposed project location boundary.

12. Further in Form I, serial no. 4, *Inland, coastal, marine or underground waters*, PP states that Pawana River is 150 m from the project boundary.

13. Further in Form I, serial no. 10, *Areas containing important, high quality or scarce resources (ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)*, PP has states that River Pawana is adjacent to project site.

14. Further in Form I, at serial no. 12, *Areas susceptible to natural hazard which could cause the project to present environmental problems (Earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)*, PP has not given any details regarding the possibility of flooding by Pawana river, PP ought to have given the same.

Ⓟ 



Copy of Form I submitted by PP is marked and annexed as **Annexure 3.**

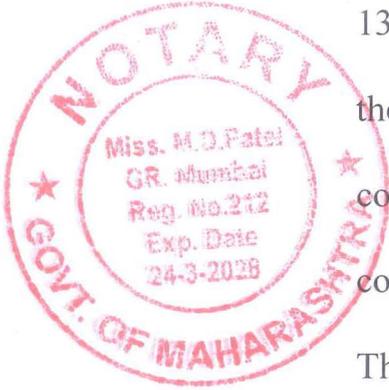
15.If the Form I submitted by PP for obtaining EC dated 31<sup>st</sup> March, 2015 is compared with the Form I along with their application dated 16-02-2022, it clearly shows that PP suppressed vital information of the location of River Pawana which is in close proximity from their project.

16.SEAC considered the PP's application for fresh EC in their 137<sup>th</sup> Meeting, 29<sup>th</sup> to 31<sup>st</sup> March, 2022. SEAC observed that the actual construction done on-site has a different building configuration, than the one mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup> . The total covered built-up area constructed is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 Sq.m. PP has accepted that they have done violation. SEAC submitted the application to SEIAA for further guidance.

Copy of SEAC MoM is marked and annexed as **Annexure 4.**

17.SEIAA considered the application of PP in their 242<sup>nd</sup> Meeting dated 21-04-2022. SEIAA observed that the present OA in respect of the PP's proposal is pending before this





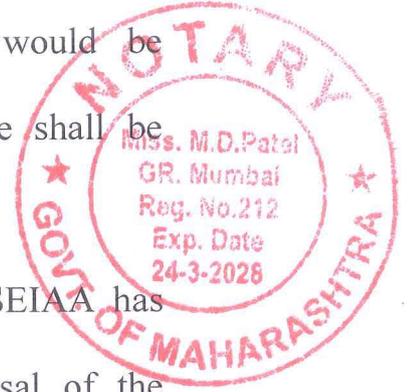
Hon'ble Tribunal and therefore SEIAA decided to defer the proposal till the time present OA is decided.

18. Further, SEIAA considered the application of PP in their 258th Meeting dated 3rd April, 2023. PP submitted that, in some cases before the Hon'ble NGT, Hon'ble NGT has clarified that proceeding for grant of ex post fact EC, which is pending before SEIAA, shall not be treated to have been stayed by Hon'ble NGT, rather the same would be expedited. PP further requested that, their case shall be considered on similar basis.

19. SEIAA further deliberated upon the fact that, SEIAA has issued instructions to SEACs regarding appraisal of the proposals of violations as per MoEF&CC Office Memo dated 07-07-2021 and 28-01-2022. SEIAA decided to refer back the proposal to SEAC for appraisal for Terms of Reference. (ToR).

20. Copy of SEIAA 258th MoM dated 3rd April, 2023 is marked and annexed as Annexure 5.

21. SEIAA by following the due process as per EIA Notification, 2006 and the OMs and Notifications issued by MoEF&CC from time to time, and has granted the first EC



dated 31<sup>st</sup> March, 2015. There are no procedural lapses in grant of the said EC.

22. 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.

Deponent

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

Place: Mumbai

Date: 17/05/2023



**BEFORE ME**

M. D. Patel

17-5-2023

**MISS M. D. PATEL**  
**ADVOCATE & NOTARY**  
Kohiar House,  
4, Dhuswadi, Dhobitalao,  
MUMBAI - 400 002.

VERIFICATION

I, Dattatray Suryakant Bhalerao, Age- 39, working as Scientist II & Under Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address at 15<sup>th</sup> floor, New Administrative Building, Mantralaya, Mumbai-400 032, do hereby verify and declare that the statements made in the aforesaid Para's are true and correct to the best of my knowledge and information and I believe the same to be true and that nothing material has been concealed therefrom.



Solemnly affirmed on this 17<sup>th</sup> day of the May, 2023 at Mumbai.



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

**BEFORE ME**

M. D. Patel

17-5-2023

Sr. No. 323

Bk. No. 2

**MISS M. D. PATEL**  
**ADVOCATE & NOTARY**  
Kohiar House,  
4, Dhuswadi, Dhobitalao,  
MUMBAI - 400 002.



**FORM -1**

**Residential Development**

**At**

**Gat. No. 01 Village Bebadohal,  
Tal : Maval , Dist : Pune,  
State- Maharashtra**

**By**

**M/s. LILY FLORICULTURE PVT LTD.**

**APPENDIX - I**  
**(See paragraph - 6)**  
**FORM 1**

**(I) Basic Information**

| Sr.No | Item  | Details   |
|-------|---|---|
| 1.    | Name of the project/s   | Residential Development   |
| 2.    | S. No. in the schedule  | 8 (a)   |
| 3.    | Proposed capacity/area/length/tonnage to be handled/command area/lease area/number of wells to be drilled                             | Total Plot Area – 26100.00 Sq. mt.                                |
| 4.    | New/Expansion/Modernization   | New   |
| 5.    | Existing Capacity/ Area etc.  | Not Applicable  |
| 6.    | Category of project i.e.' A' or 'B'   | (B2)  |
| 7.    | Does it attract the general condition? If yes, please specify.  | Not Applicable  |
| 8.    | Does it attract the specific condition? If yes, please specify.   | Not Applicable  |
| 9.    | Location  | Balewadi  |
|       | Plot/Survey/Khasra No.  | S. No. 01   |
|       | Village   | Bebadohal   |
|       | Tehsil  | Maval   |
|       | District  | Pune  |
|       | State   | Maharashtra   |
| 10.   | Nearest railway station<br>Nearest airport  | Talegaon railway station : 12 km<br>Pune airport, lohagaon: 43 km |
| 11.   | Nearest Town, city,<br>District headquarters<br>along with distance in kms.   | Talegaon Dabhade  |
| 12.   | Village Panchayats, Zilla Parishad,<br>Municipal Corporation, Local body<br>(complete postal address with telephone nos. to be given) | Bebadohal Grampanchayat   |
| 13.   | Name of the applicant   | M/s. Lily Floriculture Pvt Ltd.                                   |
| 14.   | Registered Address  | 1 <sup>st</sup> Floor, Mantri House ,929,F.C Road,Pune - 411004   |
| 15.   | Address for correspondence  | 1 <sup>st</sup> Floor, Mantri House ,929,F.C Road,Pune - 411004   |
|       | Name  | Mr. Veer Bharati Kauls  |
|       | Designation (Owner/Partner/CEO)   | Authorized Signatory  |
|       | Address   | 1 <sup>st</sup> Floor, Mantri House ,929,F.C Road,Pune - 411004   |
|       | Pin Code  | 411004  |
|       | E-mail  | info@eiffel.in  |
|       | Telephone No.   | +91 20 6685 8888  |
|       | Fax No.   | + 91 20 66858889  |
| 16.   | Details of Alternative Sites examined, if any. Location of these sites should be shown on a topo-sheet.                               | Not Applicable  |
| 17.   | Interlinked Projects  | No  |

| Sr.No | Item  | Details        |
|-------|---|----------------|
| 18.   | Whether separate application of interlinked project has been submitted?   | Not applicable |
| 19.   | If yes, date of submission  | Not applicable |
| 20.   | If no, reason   | Not applicable |
| 21.   | Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given.<br>(a) The Forest (Conservation) Act, 1980?<br>(b) The Wildlife (Protection) Act, 1972?<br>(c) The C.R.Z Notification, 1991?            | Not applicable |
| 22.   | Whether there is any Government Order/Policy relevant/ relating to the site?  | Not applicable |
| 23.   | Forest land involved (hectares)   | Not applicable |
| 24.   | Whether there is any litigation pending against the project and/or land in which the project is propose to be set up?<br>(a) Name of the Court<br>(b) Case No.<br>(c) Order /directions of the Court, if any and its relevance with the proposed project. | Not applicable |

## (II) Activity

### 1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

| Sr. No. | Information/Checklist confirmation  | Yes / No | Details thereof (with approximate quantities /rates, wherever possible) with source of information data  |
|---------|---|----------|--|
| 1.1     | Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan) | No       | Development will be carried in line with the topography & without disturbing natural drainage pattern. Proposed project has been approved by Town Planning Dept. Pune. |
| 1.2     | Clearance of existing land, vegetation and building?  | No.      | -  |
| 1.3     | Creation of new land uses?  | Yes      | Residential Development  |
| 1.4     | Pre-construction investigation e.g. bore houses, soil testing?  | Yes      | Pre-construction investigation will be carried out as per relevant standards   |
| 1.5     | Construction works?   | Yes      | 10 residential buildings   |
| 1.6     | Demolition works?   | No       | -  |
| 1.7     | Temporary sites used for construction works or housing of construction workers?   | Yes      | Temporary labour camp for construction workers on site with security   |

**APPENDIX - I**  
**(See paragraph - 6)**  
**FORM 1**

**(I) Basic Information**

| Sr.No | Item  | Details   |
|-------|---|---|
| 1.    | Name of the project/s   | Residential Development   |
| 2.    | S. No. in the schedule  | 8 (a)   |
| 3.    | Proposed capacity/area/length/tonnage to be handled/command area/lease area/number of wells to be drilled                             | Total Plot Area – 26100.00 Sq. mt.                                |
| 4.    | New/Expansion/Modernization   | New   |
| 5.    | Existing Capacity/ Area etc.  | Not Applicable  |
| 6.    | Category of project i.e.' A' or 'B'   | (B2)  |
| 7.    | Does it attract the general condition? If yes, please specify.  | Not Applicable  |
| 8.    | Does it attract the specific condition? If yes, please specify.   | Not Applicable  |
| 9.    | Location  | Balewadi  |
|       | Plot/Survey/Khasra No.  | S. No. 01   |
|       | Village   | Bebadohal   |
|       | Tehsil  | Maval   |
|       | District  | Pune  |
|       | State   | Maharashtra   |
| 10.   | Nearest railway station<br>Nearest airport  | Talegaon railway station : 12 km<br>Pune airport, lohagaon: 43 km |
| 11.   | Nearest Town, city,<br>District headquarters<br>along with distance in kms.   | Talegaon Dabhade  |
| 12.   | Village Panchayats, Zilla Parishad,<br>Municipal Corporation, Local body<br>(complete postal address with telephone nos. to be given) | Bebadohal Grampanchayat   |
| 13.   | Name of the applicant   | M/s. Xrbia North Hinjewadi Developers Pvt. Ltd.                   |
| 14.   | Registered Address  | 1 <sup>st</sup> Floor,Mantri House ,929,F.C Road,Pune - 411004    |
| 15.   | Address for correspondence  | 1 <sup>st</sup> Floor,Mantri House ,929,F.C Road,Pune - 411004    |
|       | Name  | Mr. Veer Bharati Kauls  |
|       | Designation (Owner/Partner/CEO)   | Authorized Signatory  |
|       | Address   | 1 <sup>st</sup> Floor,Mantri House ,929,F.C Road,Pune - 411004    |
|       | Pin Code  | 411004  |
|       | E-mail  | info@eiffel.in  |
|       | Telephone No.   | +91 20 6685 8888  |
|       | Fax No.   | + 91 20 66858889  |
| 16.   | Details of Alternative Sites examined, if any. Location of these sites should be shown on a topo-sheet.                               | Not Applicable  |

| Sr.No | Item  | Details        |
|-------|---|----------------|
| 17.   | Interlinked Projects  | No             |
| 18.   | Whether separate application of interlinked project has been submitted?   | Not applicable |
| 19.   | If yes, date of submission  | Not applicable |
| 20.   | If no, reason   | Not applicable |
| 21.   | Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given.<br>(a) The Forest (Conservation) Act, 1980?<br>(b) The Wildlife (Protection) Act, 1972?<br>(c) The C.R.Z Notification, 1991?            | Not applicable |
| 22.   | Whether there is any Government Order/Policy relevant/ relating to the site?  | Not applicable |
| 23.   | Forest land involved (hectares)   | Not applicable |
| 24.   | Whether there is any litigation pending against the project and/or land in which the project is propose to be set up?<br>(a) Name of the Court<br>(b) Case No.<br>(c) Order /directions of the Court, if any and its relevance with the proposed project. | Not applicable |

## (II) Activity

### 1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

| Sr. No. | Information/Checklist confirmation  | Yes / No | Details thereof (with approximate quantities /rates, wherever possible) with source of information data  |
|---------|---|----------|--|
| 1.1     | Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan) | No       | Development will be carried in line with the topography & without disturbing natural drainage pattern. Proposed project has been approved by Town Planning Dept. Pune. |
| 1.2     | Clearance of existing land, vegetation and building?  | No.      | -  |
| 1.3     | Creation of new land uses?  | Yes      | Residential Development  |
| 1.4     | Pre-construction investigation e.g. bore houses, soil testing?  | Yes      | Pre-construction investigation will be carried out as per relevant standards   |
| 1.5     | Construction works?   | Yes      | 10 residential buildings   |
| 1.6     | Demolition works?   | No       | -  |
| 1.7     | Temporary sites used for construction works or housing of   | Yes      | Temporary labour camp for construction workers on site with security   |

| Sr. No. | Information/Checklist confirmation  | Yes / No | Details thereof (with approximate quantities /rates, wherever possible) with source of information data   |
|---------|---|----------|---|
|         | construction workers?   |          |   |
| 1.8     | Above ground building, structures or earthworks including linear structures, cut and fill or excavations.                           | Yes      | Excavation in the form of rubble and soil. Part of this soil and rubble will be used for back filling and remaining material will be disposed by covered trucks to our proposed site. |
| 1.9     | Underground works including mining or Tunneling?  | No       | --  |
| 1.10    | Reclamation works?  | No       | --  |
| 1.11    | Dredging?   | No       | --  |
| 1.12    | Offshore structures?  | No       | --  |
| 1.13    | Production and manufacturing processes?   | No       | --  |
| 1.14    | Facilities for storage of goods or materials?   | Yes      | During construction phase temporary storing facilities will be created to store the construction raw material.  |
| 1.15    | Facilities for treatment or disposal of solid waste or liquid effluents?  | Yes      | Facilities will provided for collection treatment and disposal for solid and liquid waste   |
| 1.16    | Facilities for long term housing of operational workers?  | No       | --  |
| 1.17    | New road, rail, or sea traffic during construction or operation?  | No       | --  |
| 1.18    | New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc? | No       | --  |
| 1.19    | Closure or diversion of existing transport routes or infrastructure leading to changes in traffic Movements?                        | No       | --  |
| 1.20    | New or diverted transmission lines or pipelines?  | No       | --  |
| 1.21    | Impoundment, damming, culverting, realignment or other change to the hydrology of watercourses or aquifers?                         | No       | --  |
| 1.22    | Stream crossings?   | No       | --  |
| 1.23    | Abstraction or transfers of water from ground or surface waters?  | No       | -   |
| 1.24    | Changes in water bodies or the land surface affecting drainage or runoff?   | Yes      | By considering the runoff prior to development and runoff after development there is some increment in runoff of storm water.   |
| 1.25    | Transport of personnel or materials for construction, operation or decommissioning?   | Yes      | There will be transport of construction materials. It will be planned during non peak hours.  |

| Sr. No. | Information/Checklist confirmation   | Yes / No | Details thereof (with approximate quantities /rates, wherever possible) with source of information data |
|---------|--|----------|---|
| 1.26    | Long-term dismantling or decommissioning or restoration works?                         | No       | --  |
| 1.27    | Ongoing activity during decommissioning which could have an impact on the environment? | No       | --  |
| 1.28    | Influx of people to an area in either temporarily or permanently?                      | Yes      | There will be influx of people in proposed project, which includes permanent & floating population.     |
| 1.29    | Introduction of alien species?   | No       | --  |
| 1.30    | Loss of native species or genetic diversity?   | No       | --  |
| 1.31    | Any other actions?   | No       | --  |

**2.0 Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):**

| Sr. No. | Information/checklist confirmation  | Yes / No | Details thereof (with approximate quantities /rates, wherever possible) with source of information data   |
|---------|---|----------|---|
| 2.1     | Land especially undeveloped or agricultural land (ha)   | Yes      | Total Plot Area under development = 26100.00 Sq.mt  |
| 2.2     | Water (expected source & competing users) unit : KLD  | Yes      | During construction: Potable water shall be supplied as per requirement.<br>During Operation:<br>Source of water: Irrigation Dept., Pune<br>Quantity of water: About 316 m3/day |
| 2.3     | Minerals (MT)   | No       | --  |
| 2.4     | Construction material – stone, aggregates, and / soil (expected source – MT)                  | Yes      | List of raw materials used during construction phase is enclosed herewith. Enclosure-2  |
| 2.5     | Forests and timber (source – MT)  | No       | -   |
| 2.6     | Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW) | Yes      | Source: MSEDCL  |
| 2.7     | Any other natural resources (use appropriate standard units)                                  | No       | -   |

**2. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.**

| Sr. No. | Information/Checklist confirmation   | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data |
|---------|--|----------|--|
| 3.1     | Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies) | No       | --   |

| Sr. No. | Information/Checklist confirmation   | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data |
|---------|--|----------|--|
| 3.2     | Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)                     | No       | --   |
| 3.3     | Affect the welfare of people e.g. by changing living conditions?   | No       | --   |
| 3.4     | Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.; | No       | --   |
| 3.5     | Any other causes   | No       | --   |

**3. Production of solid wastes during construction or operation or decommissioning (MT/month):**

| Sr. No. | Information/Checklist confirmation                         | Yes / No | Details thereof (with approximate quantities / rates, wherever possible) with source of information data |
|---------|--|----------|--|
| 4.1     | Spoil, overburden or mine wastes                           | No       | --   |
| 4.2     | Municipal waste (domestic and or commercial wastes)        | Yes      | Total solid waste Generation:-1,572 Kg/Day   |
| 4.3     | Hazardous wastes (as per Hazardous waste Management Rules) | No       | Being a construction project, no Hazardous Waste is expected.  |
| 4.4     | Other industrial process wastes                            | No       | --   |
| 4.5     | Surplus product  | No       | --   |
| 4.6     | Sewage sludge or other sludge from effluent treatment.     | Yes      | Dried sludge from STP will be used as manure.  |
| 4.7     | Construction or demolition wastes.                         | Yes      | Dried sludge from STP will be used as manure for the plants.   |
| 4.8     | Redundant machinery or equipment.                          | No       | --   |
| 4.9     | Contaminated soils or other materials.                     | No       | --   |
| 4.10    | Agriculture wastes.  | No       | --   |
| 4.11    | Other solid wastes.  | No       | --   |

**5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr) :**

| Sr. No. | Information/Checklist confirmation  | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data   |
|---------|---|----------|--|
| 5.1     | Emissions from combustion of fossil fuels from stationary or mobile sources | Yes      | D.G. Sets as per CPCB norms will be used during power failure.   |
| 5.2     | Emissions from production processes   | No       | --   |
| 5.3     | Emissions from materials handling including storage or transport            | Yes      | Fugitive dust emission due to handling and loading/unloading expected during construction. Frequent water sprinkling will be done to minimize the fugitive emissions |

| Sr. No. | Information/Checklist confirmation   | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data  |
|---------|--|----------|---|
| 5.4     | Emissions from construction activities including plant and equipment                         | Yes      | The project may cause rise in dust levels during construction phase. Precautions would be taken to reduce dust generation during construction phase:<br>Use of RMC will eliminate the handling of cement, sand and concrete thus dust emission will be minimized.<br>Water sprinkling will be done at regular intervals to reduce control of dust generation. |
| 5.5     | Dust or odours from handling of materials including construction materials, sewage and waste | Yes      | Dust generation will be controlled as described above. Proper ventilation will be provided around STP.  |
| 5.6     | Emissions from incineration of waste   | No       | --  |
| 5.7     | Emissions from burning of waste in open air (e.g. slash materials, construction debris)      | No       | --  |
| 5.8     | Emissions from any other sources   | No       | --  |

#### 6. Generation of Noise and Vibration, and Emissions of Light and Heat:

| Sr. No. | Information/Checklist confirmation                                     | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data  |
|---------|--|----------|---|
| 6.1     | From operation of equipment e.g. engines, ventilation plant, crushers. | Yes      | During construction phase vibration & noise pollution may occur, necessary precaution shall be taken at source, along path & at receptor.   |
| 6.2     | From industrial or similar processes.                                  | No       | -   |
| 6.3     | From construction or demolition.                                       | Yes      | During construction phase vibration & noise pollution may occur, necessary precaution shall be taken at source, along path & at receptor  |
| 6.4     | From blasting or piling.   | No       | --  |
| 6.5     | From construction or operational traffic.                              | Yes      | There will be transport of materials for construction work. Precautions will be taken to reduce the impact of the vehicular movement such as vehicular trips will not be at peak traffic hours. |
| 6.6     | From lighting or cooling systems.                                      | No       | --  |
| 6.7     | From any other sources.  | No       | --  |

#### 7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea :

| Sr. No. | Information/Checklist confirmation | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data |
|---------|------------------------------------|----------|--|
|---------|------------------------------------|----------|--|

| Sr. No. | Information/Checklist confirmation   | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data                               |
|---------|--|----------|--|
| 7.1     | From handling, storage, use or spillage of hazardous materials.  | No       | -  |
| 7.2     | From discharge of sewage or other effluents to water or the land (expected mode and place of discharge). | No       | Sewage will be reused for flushing and gardening within the premises. Excess treated sewage will be disposed to existing sewer line. |
| 7.3     | By deposition of pollutants emitted to air into the land or into water.                                  | No       | -  |
| 7.4     | From any other sources.  | No       | -  |
| 7.5     | Is there a risk of long term build up of pollutants in the environment from these sources?               | No       | -  |

**8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment :**

| Sr. No. | Information/Checklist confirmation  | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data   |
|---------|---|----------|--|
| 8.1     | From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances                             | No       | -  |
| 8.2     | From any other causes.  | No       | -  |
| 8.3     | Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst)? | Yes      | On site/ Off site Emergency Plan shall be prepared in consultation with Local body, NGO's, Stakeholders. |

**9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality:**

| Sr. No. | Information/Checklist confirmation  | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data |
|---------|---|----------|--|
| 9.1     | Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: | Yes      | Project will help for Infrastructure augmentation.   |

| Sr. No. | Information/Checklist confirmation  | Yes / No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data    |
|---------|---|----------|---|
|         | <ul style="list-style-type: none"> <li>• Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.)</li> <li>• housing development</li> <li>• extractive industries</li> <li>• supply industries</li> <li>• other</li> </ul> |          |   |
| 9.2     | Lead to after-use of the site, which could have an impact on the environment  | No       | -   |
| 9.3     | Set a precedent for later developments  | Yes      | Will create job opportunity for support staff like Security, Maintenance, household workers etc.          |
| 9.4     | Have cumulative effects due to proximity to other existing or planned projects with similar effects   | Yes      | Impacts on water availability, storm water drainage, availability of electricity, traffic congestion etc. |

### (III) Environmental Sensitivity

| Sr. No. | Areas  | Name/ Identity                           | Aerial distance (within 15 km.) from Proposed project location boundary |
|---------|--|--|---|
| 1       | Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value            | -  | -   |
| 2       | Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests |  |   |
| 3       | Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration              | -  | -   |
| 4       | Inland, coastal, marine or underground waters  | Pawana River                             |   |
| 5       | State, National boundaries   | -  | -   |
| 6       | Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas   | NH4<br>Mumbai-Pune<br>Express<br>Highway | 2 kms   |
| 7       | Defence installations  | Dehu<br>cantonment                       | 11 km   |
| 8       | Densely populated or built-up area   | Talegaon                                 |   |
| 9       | Areas occupied by sensitive man-made   | Z.P School                               | 0.7 km.   |

| Sr. No. | Areas   | Name/ Identity   | Aerial distance (within 15 km.) from Proposed project location boundary |
|---------|---|------------------|---|
|         | land uses ( <i>hospitals, schools, places of worship, community facilities</i> )  | Indira Institute | 2.5 km  |
| 10      | Areas containing important, high quality or scarce resources ( <i>Ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals</i> )  | Pawana river     |   |
| 11      | Areas already subjected to pollution or environmental damage. ( <i>those where existing legal environmental standards are exceeded</i> )  | -                | -   |
| 12      | Areas susceptible to natural hazard which could cause the project to present environmental problems ( <i>Earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions</i> ) | -                | -   |

**(IV) Proposed Terms of Reference for EIA studies: Not Applicable.**

**Declaration**

"I hereby given undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance give, if any to the project will be revoked at our risk and cost."

**Place: Pune**

**For M/s. XRBIA NORTH HINJEWADI DEVELOPERS PVT. LTD**

A handwritten signature in black ink, appearing to be 'R. Prasad', written over a horizontal line.

**16.02.2022**

To,

The Member Secretary,  
**State Environmental Impact Assessment  
Authority (SEIAA) - Maharashtra**

Member Secretary  
**State Expert Appraisal Committee-III  
(SEAC-III) Maharashtra**  
Environment Department, Govt. of Maharashtra  
15<sup>th</sup> floor, New Administrative Building,  
Mantralaya, Mumbai-400032

**Subject:** Application for 'Environmental Clearance': Terms of Reference and Environment Clearance (Expansion – Fresh case) under EIA Notification 2006 and its amendments from time to time; read with EIA Violation Notification 14.03.2017

**Project /** **Xrbia North Hinjewadi Developers Pvt. Ltd.**  
**Activity:** *(hereafter called as Project Proponent (PP) – Applicant)*  
**Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune.**

**Reference:**

1. Environment Clearance by SEIAA, Maharashtra vide Letter no. SEAC-III-2013/CR-244/TC-3 dated 31.03.2015.
2. MoEF&CC Notification 14.03.2017
3. MoEF&CC OM dated 09.09.2019
4. Standard Operating Procedure (SOP) published by MoEF&CC on 07.07.2021.
5. MoEF&CC OM dated 28.01.2022
6. State Environment Impact Assessment Authority, Environment and Climate change Department dated 29.11.2021
7. NGT Order No. (I.A. No. 136/2020) of M/s Embassy Property Development Pvt. Ltd. dated 10.02.2022

Dear Sir,

The application is hereby made without prejudice to the rights and subject to orders that may be passed from time to time from Hon'ble National Green Tribunal and/or any other competent court. This is without admitting but assuming that there is a cognizable violation, as may be finally decided by the Hon'ble Tribunal or Courts.

1. We, **M/s Xrbia North Hinjewadi Developers Pvt. Ltd., (hereafter called as Project Proponent (PP) - Applicant)** had proposed a Residential project "Megacity" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at village Bebadohal, Tal. Maval, Dist. Pune.
2. The building permission was granted vide **approval no. PRA/NASR/256/2012 on 20.04.2013** by the Town Planning Department, Pune. The **total covered built-up construction area** potential, according to the said approval, was 16,629m<sup>2</sup> i.e. which was below 20,000m<sup>2</sup>. The construction was initiated in 2014 as per the approval of the Town Planning Department, Pune.
3. Further the permissible FSI in the local planning rules increased from 0.75 to 0.90. The total buildable potential of the plot increased and accordingly the master planning was revised. Hence, the total built-up area increased beyond 20,000m<sup>2</sup>.
4. Thereafter, we obtained Environment Clearance for the said proposal from Govt. of Maharashtra vide **Letter No. SEAC-III-2013/CR-244/TC-3 on 31.03.2015. (Also received revised sanctioned for PMRDA vide Plan no.: DP/BMA/Bebadohal/CR-534/18-19 dated 15.12.2018. and NA from District Collector, Pune dated 14.01.2015)**
5. The EC was allotted for the plot area of **26,100m<sup>2</sup>**, FSI Area of 31,059m<sup>2</sup>, Non-FSI Area of 11,612m<sup>2</sup>, and total covered built-up construction area of **42,671m<sup>2</sup>**. Total 10 nos. of the buildings were proposed.

6. In the year 2014-2015, Gut no. 3(p) was purchased. The plot area then increased by 315m<sup>2</sup>. Then total plot area became 26,415 m<sup>2</sup>. The **total covered built-up construction area** also increased by **3,755m<sup>2</sup>** (from earlier 42,671m<sup>2</sup> as per the EC to now total of 46,425 m<sup>2</sup>). Along with this increase in total covered built-up construction area, **40 nos.** of flats increased too. (From earlier 699 nos. approved in the EC, to now total 739).
7. The increase in the Built-up area of the project was less than 10% (i.e. 9%). A letter was published on 29.11.2014 under Medha Gadgil, Additional Chief secretary of SEIAA, Maharashtra "Regarding Amendments in Environment Clearances issued to the building construction projects". According to this letter, in case of less than 10% amendment in the Environment Clearances of the building construction project, the project could be taken up by SEIAA and appraise at the level directly.
8. As per this letter dt. 29.11.2014, we had applied for Amendments in Environment Clearance on 30.01.2019.
9. The buildings actually constructed on-site had a different building configuration, than those mentioned in EC (the configuration has been changed in the vertical direction, **but the plinth had not changed**). Those buildings were sold to the respective buyers, & also the process of society registration was initiated in the year of 2018, accordingly. The total covered built-up area constructed to the date is 46,425m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671m<sup>2</sup>. **The excess area constructed over and above sanctioned in EC and 'Consent to Operate' is 3,755m<sup>2</sup>.**
10. Project Chronology (Diary of the events) has been given below:

# 856

| No. | Information   | Date       |
|-----|---|------------|
| 1.  | NA order and 1 <sup>st</sup> Sanctioned plan which was below 20,000m <sup>2</sup> from Town Planning Department, Pune | 20.04.2013 |
| 2.  | Consent to Establish was obtained from Maharashtra Pollution Control Board (MPCB)                                     | 14.06.2014 |
| 3.  | NA order has been received from District Collector, Pune  | 14.01.2015 |
| 4.  | Environmental Clearance   | 31.03.2015 |
| 5.  | Applied for expansion in EC having file, SEIAA-STATEMENT-0000001814 (46,909 m <sup>2</sup> )                          | 23.10.2018 |
| 6.  | Revised sanctioned plan received from PMRDA, Pune (BUA – 46,909m <sup>2</sup> )                                       | 15.12.2018 |
| 7.  | Application for Amendment in EC to SEIAA  | 30.01.2019 |
| 8.  | Listed in 88 <sup>th</sup> SEAC3 meeting. (Submitted letter of absence)   | 28.05.2019 |
| 9.  | Consent to Operate was obtained from MPCB   | 04.02.2020 |

11. The project was completed in 2019 and received a completion certificate (CC) from PMRDA. Details are mentioned below.

| No. | Building details      | Number of Flats | PMRDA CC date        |
|-----|-----------------------|-----------------|----------------------|
| 1.  | B1, B2, B3, C1, C2    | 307*            | 2017.12.05           |
| 2.  | A1, A2, B4, B5, C1 C2 | 360             | 2019.02.20           |
| 3.  | B6                    | 38              | 2019.12.16 (Part CC) |
| 4.  | B6 and Clubhouse      | 34              | 2020.06.12 (Part CC) |
|     | <b>Total</b>          | <b>739</b>      |                      |

\*Note: As per sanctioned layout dated 15.12.2018

12. Building configuration comparative statement has been given below,

| No. | Building Details               | As per EC:<br>2015.03.31<br>Configuration<br>& flats no | As per CC<br>and current<br>status | Remark  |
|-----|--------------------------------|---|------------------------------------|---|
| 1.  | A2                             | G+9 (115)   | <b>P+11 (132)</b>                  | Footprint not changed.<br>Increased Floor by 2 no. and flats by 17 no.                |
| 2.  | B1                             | P+7 (56)  | P+7 (56)                           | Not changed   |
| 3.  | B2                             | P+7 (56)  | P+7 (56)                           | Not changed   |
| 4.  | B3                             | P+7 (56)  | P+7 (56)                           | Not changed   |
| 5.  | B4                             | P+7 (56)  | <b>P+8 (64)</b>                    | Footprint not changed.<br>Increased Floor by 1 no. and flats by 8 no.                 |
| 6.  | B5                             | P+7 (56)  | <b>P+8 (64)</b>                    | Footprint not changed.<br>Increased Floor by 1 no. and flats by 8 no.                 |
| 7.  | B6                             | P+8 (64)  | <b>P+9 (72)</b>                    | Footprint not changed.<br>Increased Floor by 1 no. and flats by 8 no.                 |
| 8.  | C1                             | P+9 (72)  | P+9 (71)                           | Not changed (Footprint and Configuration not changed, No. of Flat decreased by 1 no.) |
| 9.  | C2                             | P+9 (72)  | P+9 (72)                           | Not changed   |
| 10. | <b>A1<br/>(Earlier<br/>B7)</b> | <b>P+12 (96)</b>  | P + 8 (96)                         | Only changed the name of building and floors also increased                           |

| No. | Building Details | As per EC: 2015.03.31 Configuration & flats no | As per CC and current status | Remark                                  |
|-----|------------------|--|------------------------------|---|
| 11. | Club-house       | Not reflected                                  | Ground                       | It was mentioned on the approved layout |
| 12. | Flats no.        | 699  | <b>739</b>                   | <b>Increased Flats by 40</b>            |

13. **MoEF&CC had formally issued an independent EIA Notification dated 14.03.2017 for handling the violation cases of projects.** It had no expiry or window period. MoEF&CC also issued Office Memorandum (OM) 09.09.2019 w.r.t. 14.03.2017, about consideration of Category-B violations proposals at State level, under through "lateral entry".
14. For identifying and handling of violation cases MoEF&CC published a Standard Operating Procedure (SOP) on 07.07.2021. This SOP was challenged in the Madurai Bench of the High Court of Madras in the matter of W.P. (MD) No. 11757 of 2021 titled Fatima Vs Union of India and was interim stayed vide order dated 15.07.2021.
15. As per the MoEF&CC OM dated 28.01.2022, in a recent **order of Hon'ble Supreme Court, in the matter of Electrosteel Steels Limited Vs Union of India and Ors., dated 9.12.2021**, it was been stated that the interim by Madras High Court was misunderstood. As per the Madras High Court, the interim stay order passed has no application beyond the territorial Jurisdiction of the Madras High Court.
16. In light of this, MoEF&CC issued the detailed Office Memorandum, dated 28.01.2022, explaining the procedural way ahead to handle the violation cases, with emphasis supplied with it, including the Judgement of the Hon'ble Supreme Court.
17. There is a matter pending before Hon'ble National Green Tribunal (NGT) OA No. 17/2021, in which the enclosed following Daily Order dated

09.06.2021, 21.09.2021 and 17.11.2021 was passed. However, the violation Notification is the formal piece of legislature, valid and in force now, as clarified by MoEF&CC, based on the emphasis supplied.

18. Hence, we would like to apply for Terms of Reference and Environment Clearance (Expansion – Fresh Case) for the changes/addition / variation in total covered built-up construction area occurred and executed in the project as per the MoEF&CC published a Standard Operating Procedure (SOP) on 07.07.2021 and Office Memorandum dated 28.01.2022.
19. In view of the submissions made above, kindly consider the application and expedite the process of grant of Environment Clearance.

Thanking you,

Yours faithfully,

**For M/s Xrbia North Hinjawadi Developers Pvt. Ltd  
(Formerly known as Lily Floriculture Pvt Ltd.)**

**Authorized Signatory**



**Enclosures:** Copy of Form 1 & 1 A including all respective Annexures

**APPENDIX I****(See Paragraph-6)****CATEGORY - B**

**Note : If space provided against any parameter is inadequate, Kindly upload supporting document under 'Additional Attachments if any' at the last part of the Form1. Please note that all such Annexures must be part of single pdf document.**

**(I) Basic Informations**

| S.No.                                  | Item  | Details  |             |
|--|---|--|-------------|
|  | Whether proposal involved violation of EIA notification   | Yes  |             |
|  | Weather Consent to Establishment Obtained   | Yes  |             |
|  | Upload copy of CTE  | <a href="#">Upload copy of CTE</a>   |             |
| 1.                                     | Name of the Project   | Application for Environment Clearance of Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd. (hereafter called as Project Proponent (PP) – Applicant) |             |
|  | Proposal No   | SIA/MH/MIS/72260/2022  |             |
| 2.                                     | Project Sector  | INFRA-2  |             |
| 3.                                     | Location of the project   | Bebadohal, Pune  |             |
| 4.                                     | Shape of the project land<br>Uploaded GPS file<br>Uploaded copy of survey of India Toposheet              | Block (Polygon)<br><a href="#">Annexure-GPS file</a> <br><a href="#">Annexure-Survey of india toposheet</a>   |             |
| 5.                                     | Brief summary of project  | <a href="#">Annexure-Brief summary of project</a>  |             |
| 6.                                     | State of the project  | Maharashtra  |             |
| <b>Details of State of the project</b> |   |  |             |
| S.no                                   | State Name  | District Name  | Tehsil Name |
| (1.)                                   | Maharashtra   | Pune   | Mawal       |
| 7.                                     | Town / Village  | Bebadohal, Pune  |             |
| 8.                                     | Plot/Survey/Khasra No.  | Gat No. 1(p), 3(p) of village Bebadohal  |             |
| 9.                                     | S. No. in the schedule  | 8(b) Townships and Area Development projects.  |             |
| 10.                                    | Proposed capacity/area/length/tonnage to be handled/command area/lease area/number or wells to be drilled | 1. Total plot area:26,415 m <sup>2</sup> 2. Net Plot area:22,453 m <sup>2</sup> 3. FSI area: 27,933 m <sup>2</sup> 4. Non FSI area: 18,492 m <sup>2</sup> 5. Total construction area: 46,425 m <sup>2</sup> ha.  |             |
| 11.                                    | New/Expansion/Modernization   | New  |             |
| 12.                                    | Category of project   | B  |             |
| 13.                                    | Does it attract the general condition? If yes, please specify   | No   |             |
| 14.                                    | Is there any court order to consider your project under 'A' Category if                                   | Yes<br><a href="#">Annexure-Uploaded court order to consider your project under 'A' Category</a>   |             |
| 15.                                    | Does it attract the specific condition?   | No   |             |

|     |   |   |
|-----|---|---|
| 16. | Is there any litigation pending against the project?<br>Attach court order(s) given in this regard  | Yes<br><a href="#">Annexure-Uploaded Attach court order(s)_given in this regard</a>                                     |
| 17. | Nearest railway station along with distance in kms.   | Talegaon Railway Station, 12.4 km   |
| 18. | Nearest airport along with distance in kms  | Pune International Airport, 38.2 km   |
| 19. | Nearest Town/City/District Headquarters along with distance in kms  | Talegaon Dabhade , 5.67 km  |
| 20. | Distance of the project from nearest Habitation   | 5.67 , 5.67 km  |
| 21. | Details of alternative sites examined shown on a toposheet  | No  |
| 22. | Whether part of interlinked projects?   | No  |
| 23. | Whether the proposal involves approval/clearance under the Forest (Conservation)Act,1980?   | No  |
| 24. | Whether the proposal involves approval/clearance under the wildlife (Protection)Act,1972?   | No  |
| 25. | Whether the proposal involves approval/clearance under the C.R.Z notification,2011?   | No  |
| 26. | Whether there is any Government Order/Policy relevent/relating to the site?   | No  |
| 27. | Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?<br>(a)Name of the Court<br>(b)Name of the Sub court<br>(c) Case No.<br>(d) Orders/directions of the court, if any and relevance with the proposed project. | Yes<br>NGT<br>NGT Western Zone<br>Original Application No. 17/2021 (WZ)<br>Order attached with covering letter annexure |
| 28. | Project Cost(in Lac.)   | 6000  |
| 30. | Whether the proposed project/activity located in notified Industrial area(Yes/No)   | No  |

### Activity

#### 1 Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)

| S.No | Information/Checklist confirmation  | Yes/No | Details there of (with approximate quantities/rates, wherever possible) with source of information data        |
|------|---|--------|--|
| 1.1  | Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan) | No     | Development was carried in line with the topography & without disturbing natural drainage pattern. Project has |

|      |   |     |  |
|------|---|-----|--|
|      |   |     | been approved by Town Planning Dept. Pune.   |
| 1.2  | Clearance of existing land, vegetation and buildings?   | Yes | EC received on dated 31.03.2015 for total construction area was 42,671 m <sup>2</sup> & construction work completed at site is 46,425 m <sup>2</sup> .   |
| 1.3  | Creation of new land uses?  | Yes | Residential development  |
| 1.4  | Pre-construction investigations e.g. bore houses, soil testing?   | Yes | Construction work already completed, EC received on dated 31.03.2015 for total construction area was 42,671 m <sup>2</sup> & construction work completed at site is 46,425 m <sup>2</sup> . Hydrogeological study conducted & Soil samples taken within the plot premises for geotechnical investigation.  |
| 1.5  | Construction works?   | Yes | EC received on dated 31.03.2015 for total construction area was 42,671 m <sup>2</sup> & construction work completed at site is 46,425 m <sup>2</sup> .   |
| 1.6  | Demolition works?   | No  | No demolition at site  |
| 1.7  | Temporary sites used for construction works or housing of construction workers?   | Yes | Temporary labour camp was constructed for construction workers. The labour camp was provided with Drinking water and sanitary facilities and was later dismantled.   |
| 1.8  | Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations and fill or excavations | Yes | EC received on dated 31.03.2015 for total construction area was 42,671 m <sup>2</sup> & construction work completed at site is 46,425 m <sup>2</sup> . Excavation had been carried out for foundation work and underground utilities. The excavated top soil was used for landscaping. The construction debris was utilized for backfilling and levelling of the plot & remaining was disposed to authorized site. |
| 1.9  | Underground works including mining or tunneling?  | No  | No underground works including mining/ Tunnelling was required except for minor activities like excavation of earth only for foundation, laying down of pipes, underground storage tank, electric cables, etc.   |
| 1.10 | Reclamation works?  | No  | Not Applicable   |
| 1.11 | Dredging?   | No  | Not Applicable   |
| 1.12 | Offshore structures?  | No  | Not Applicable   |
| 1.13 | Production and manufacturing processes?   | No  | Not Applicable   |
| 1.14 | Facilities for storage of goods or materials?   | Yes | Only construction material was stored in temporary storage site.   |
| 1.15 | Facilities for treatment or disposal of solid waste or liquid effluents?  | Yes | Construction Stage: Septic Tank for labour colony was provided, construction debris were sent to the authorized agency. Operational Stage: Organic Waste Composting for solid waste disposal and Sewage  |

|      |  |     |   |
|------|--|-----|---|
|      |  |     | Treatment Plant for treatment of waste water has been provided.   |
| 1.16 | Facilities for long term housing of operational workers?   | No  | No, long term housing facility for operational workers.   |
| 1.17 | New road, rail or sea traffic during construction or operation?  | No  | There were movements of trucks for material transport during construction phase. Existing roads were used for the transport purpose.  |
| 1.18 | New road, rail, air water borne or other transport infrastructure including new or altered routes and stations, ports, airports etc? | No  | No new road, rail, air waterborne or other transport infrastructure was built or altered. Existing road was used for the transportation.  |
| 1.19 | Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?                         | No  | There was no diversion or closure of the Completed transport routes and infrastructure.   |
| 1.20 | New or diverted transmission lines or pipelines?   | No  | There was no shifting of electrical transmission line. But the project involves construction of new internal pipelines for fresh water, recycled water, rain water harvesting, sewer lines and internal power distribution lines.   |
| 1.21 | Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?                         | No  | Not Applicable  |
| 1.22 | Stream crossings?  | No  | Not Applicable  |
| 1.23 | Abstraction or transfers of water from ground or surface waters?   | No  | Not Applicable  |
| 1.24 | Changes in water bodies or the land surface affecting drainage or run-off?   | Yes | The land use was changed permanently. The existing drainage system was upgraded due to provision of proper storm water and sewer network.   |
| 1.25 | Transport of personnel or materials for construction, operation or decommissioning?  | Yes | Construction phase: There was temporary movement of personnel, machines and materials for construction phase. The impact on the surrounding was negligible as the man and materials were transported from local areas and thus there was fraction of noise and emissions. Post Construction: There is regular movement of vehicles and residents/employees post construction after completion of the project and hand over. |
| 1.26 | Long-term dismantling or decommissioning or restoration works?   | No  | Not Applicable since there was no dismantling involved in the project.  |
| 1.27 | Ongoing activity during decommissioning which could have an impact on the environment?   | No  | No ongoing activity/decommissioning that will impact the Environment.   |
| 1.28 | Influx of people to an area in either temporarily or permanently?  | Yes | Construction phase: During the construction phase only construction workers were staying till construction completed. Operation phase: On completion of the project, there is regular movement of residents, visitors, staff and  |

|      |  |    |  |
|------|--|----|--|
|      |  |    | related personals. Total nos. of population : 3,610 nos.       |
| 1.29 | Introduction of alien species?               | No | No, Project proponent has provided all the indigenous species. |
| 1.30 | Loss of native species or genetic diversity? | No | No threat of species loss was occurred.                        |
| 1.31 | Any other actions?                           | No | No other action with reference to construction.                |

**2 Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):**

| S.No | Information/Checklist confirmation   | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data   |
|------|--|--------|--|
| 2.1  | Land especially undeveloped or agricultural land (ha)  | No     | The land was used for construction of Residential project.   |
| 2.2  | Water (expected source & competing users) unit: KLD  | Yes    | Source: Irrigation Department Pune<br>1. Total Water Requirement-487 m <sup>3</sup> /day<br>2. Fresh water requirement-325 m <sup>3</sup> /day<br>3. Flushing water requirement- 162 m <sup>3</sup> /day<br>4. Landscaping water requirement-20 m <sup>3</sup> /day<br>5. Waste water generation-390 m <sup>3</sup> /day<br>6. Treated water to municipal drain-165 m <sup>3</sup> /day<br>7. Swimming Pool Water demand-N.A.<br>Population details Residential population-3,610 no. |
| 2.3  | Minerals (MT)  | No     | Not applicable   |
| 2.4  | Construction material – stone, aggregates, sand / soil (expected source – MT)                | Yes    | Construction Material was sourced from local market.   |
| 2.5  | Forests and timber (source – MT)   | No     | Not applicable   |
| 2.6  | Energy including electricity and fuels (source, competing users) Unit: fuel (MT),energy (MW) | Yes    | Source of power supply: MSEDCL<br>During Operation Phase i) Max. Demand Load- 1,795 MW ii) Connected Load- 2,337 MW  |
| 2.7  | Any other natural resources (use appropriate standard units)                                 | No     | No other natural resources used.   |

**3 Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health**

| S.No | Information/Checklist confirmation   | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data |
|------|--|--------|--|
| 3.1  | Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies) | No     | No hazardous material was used for construction.   |
| 3.2  | Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)   | No     | No such activity was carried out which could have changed  |

|     |   |     |  |
|-----|---|-----|--|
|     |   |     | occurrence of disease or affect disease vectors.   |
| 3.3 | Affect the welfare of people e.g. by changing living conditions?  | Yes | Project is positively affecting the welfare of people by providing state of art infrastructure. The project has provided job opportunities to skilled and unskilled local people.                        |
| 3.4 | Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc. | No  | People are not affected by project, as project aims to provide good infrastructure to the people in operation phase. All necessary Environmental Management practices are being followed in true spirit. |
| 3.5 | Any other causes  | No  | No use or storage of harmful or hazardous material within the project area during construction and operation phase.  |

#### 4 Production of solid wastes during construction or operation or decommissioning (MT/month)

| S.No | Information/Checklist confirmation                         | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data  |
|------|--|--------|---|
| 4.1  | Spoil, overburden or mine wastes                           | No     | Not Applicable  |
| 4.2  | Municipal waste (domestic and or commercial wastes)        | Yes    | 1. Total Solid waste generation -1,625 kg/day 2. Bio-degradable waste - 975 kg/day 3. Non-Biodegradable waste - 650 kg/day Dry waste is handed over to authorized vendor for further processing. Wet waste is treated in organic waste composing machine. |
| 4.3  | Hazardous wastes (as per Hazardous Waste Management Rules) | No     | No hazardous waste is generated.  |
| 4.4  | Other industrial process wastes                            | No     | Not Applicable.   |
| 4.5  | Surplus product  | No     | Not Applicable.   |
| 4.6  | Sewage sludge or other sludge from effluent treatment      | Yes    | About 3 kg/day sewage sludge is generated. Dry sludge is used as manure for plantation & gardening purposes inside the premises.  |
| 4.7  | Construction or demolition wastes                          | Yes    | Construction waste was used as fill material for levelling and road, pathway construction.  |
| 4.8  | Redundant machinery or equipment                           | No     | No redundant machinery or equipment at project site.  |
| 4.9  | Contaminated soils or other materials                      | No     | No contamination of soil because land was kept unutilized before the development. Soil testing was done prior to construction activity.   |
| 4.10 | Agricultural wastes  | No     | Not applicable  |
| 4.11 | Other solid wastes   | No     | Not applicable  |

## 5 Release of pollutants or any hazardous, toxic or noxious substances to air(Kg/hr)

| S.No | Information/Checklist confirmation   | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data   |
|------|--|--------|--|
| 5.1  | Emissions from combustion of fossil fuels from stationary or mobile sources                  | Yes    | Vehicular movement and DG sets can be sources of air pollution. The D.G sets are used only in case of power failure.   |
| 5.2  | Emissions from production processes  | No     | Not Applicable.  |
| 5.3  | Emissions from materials handling including storage or transport                             | Yes    | There was fugitive emission from transportation and handling of material such as sand, cement etc. Dust emission due to vehicular movement during construction phase. Regular water sprinkling & tarpaulin covers were provided to cover dust emissions. |
| 5.4  | Emissions from construction activities including plant and equipment                         | Yes    | Dust emissions occur during excavation and earthwork. Proper care was taken to reduce dust emission.   |
| 5.5  | Dust or odours from handling of materials including construction materials, sewage and waste | Yes    | Dust generated during transport and handling of material. Regular water sprinkling & tarpaulin covers were provided to cover dust emissions.   |
| 5.6  | Emissions from incineration of waste   | No     | No incineration of waste is carried out at site.   |
| 5.7  | Emissions from burning of waste in open air (e.g. slash materials, construction debris)      | No     | No burning of waste is carried out at site.  |
| 5.8  | Emissions from any other sources   | No     | None   |

## 6 Generation of Noise and Vibration, and Emissions of Light and Heat:

| S.No | Information/Checklist confirmation                                    | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data  |
|------|---|--------|---|
| 6.1  | From operation of equipment e.g. engines, ventilation plant, crushers | Yes    | Construction phase: The significant source of noise pollution was the machinery used for construction and vehicular movement. Operation phase: During operation phase the only source of noise is operation of mechanical equipment, vehicular traffic and DG sets however, these are operated during emergency only. |
| 6.2  | From industrial or similar processes                                  | No     | Not applicable  |
| 6.3  | From construction or demolition                                       | Yes    | The construction activities included the noise generating activities i.e.   |

|     |  |     |  |
|-----|--|-----|--|
|     |  |     | Excavation activities etc., Concreting and mixing, Heavy vehicle movement, Operation of D.G sets. Precautions were taken to control noise pollution i.e. High noise generating activities were carried out during day time only, Workers working near high noise machinery were provided with ear muffs/ear plugs, Acoustic enclosure for DG Set provided.   |
| 6.4 | From blasting or piling                  | No  | No blasting activities were carried out.   |
| 6.5 | From construction or operational traffic | Yes | During Construction Phase: There was transportation of materials for construction work. Precautions were taken to reduce the impacts of the vehicular movement. During Operation Phase: The vehicular parking is restricted only in the adequate parking area provided, which helps in reducing noise pollution due to traffic congestion. Adequate tree plantation also helps to reduce the noise level and enhance air quality |
| 6.6 | From lighting or cooling systems         | Yes | Noise generation form DG sets & cooling system.  |
| 6.7 | From any other sources                   | No  | Not Applicable   |

**7 Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:**

| S.No | Information/Checklist confirmation  | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data  |
|------|---|--------|---|
| 7.1  | From handling, storage, use or spillage of hazardous materials  | No     | No handling, storage or use of hazardous waste is envisaged.  |
| 7.2  | From discharge of sewage or other effluents to water or the land (expected mode and place of discharge) | No     | The total sewage generated is 390 m <sup>3</sup> /day and it is treated in STP capacity of 380 m <sup>3</sup> /day. The treated sewage water from STP has been utilized for gardening, flushing and vehicle washing makeup thus there is no impact on the surface / ground water. |
| 7.3  | By deposition of pollutants emitted to air into the land or into water                                  | No     | No risk of contamination  |
| 7.4  | From any other sources  | No     | Not Applicable.   |
| 7.5  | Is there a risk of long term build up of pollutants in the environment from these sources?              | No     | Not Applicable.   |

**8 Risk of accidents during construction or operation of the Project, which could affect human health or the environment**

| S.No | Information/Checklist confirmation  | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data   |
|------|---|--------|--|
| 8.1  | From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances                                 | No     | DG set provided with proper acoustic enclosure. Fire Fighting system has been provided.  |
| 8.2  | From any other causes   | No     | Not Applicable   |
| 8.3  | Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)? | No     | The project falls under seismic zone-III as per IS1893 (Part-1):2002. The structural design is accordingly performed. Hence, no risk due to natural hazards is envisaged |

**9 Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality**

| S.No | Information/Checklist confirmation   | Yes/No | Details thereof (with approximate quantities/rates, wherever possible) with source of information data  |
|------|--|--------|---|
| 9.1  | Lead to development of supporting utilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: <ul style="list-style-type: none"> <li>◦ Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.)</li> <li>◦ housing development</li> <li>◦ extractive industries</li> <li>◦ supply industries</li> <li>◦ Other</li> </ul> | Yes    | The project provides a well-designed residential area for the new occupants. Supporting infrastructure like RWH, STP Solar panel etc. has been provided. The site and nearby areas are developed with good supportive infrastructure like roads, transport facility, entertainment and hospitals. |
| 9.2  | Lead to after-use of the site, which could have an impact on the environment   | No     | Not Applicable  |
| 9.3  | Set a precedent for later developments   | No     | Not Applicable  |
| 9.4  | Have cumulative effects due to proximity to other existing or planned projects with similar effects  | No     | Not Applicable  |

**(III) Environmental Sensitivity**

| S.No | Areas  | Name/Identity | Aerial distance (within 15km.) Proposed project location boundary |
|------|--|---------------|---|
| 1    | Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value            | No            | None in 15 km radius  |
| 2    | Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests | No            | None in 15 km radius  |
| 3    | Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, overwintering, migration               | No            | None in 15 km radius  |

|    |  |     |   |
|----|--|-----|---|
| 4  | Inland, coastal, marine or underground waters  | Yes | Pawana River-150 m                            |
| 5  | State, National boundaries   | No  | None in 15 km radius                          |
| 6  | Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas   | Yes | NH4 Mumbai-Pune Express Highway- 2 km         |
| 7  | Defence installations  | Yes | Dehu cantonment - 11 km                       |
| 8  | Densely populated or built-up area   | Yes | Talegaon- 5 km                                |
| 9  | Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)   | Yes | Z.P School- 0.7 km<br>Indira Institute-2.5 km |
| 10 | Areas containing important, high quality or scarce resources. (ground water resources,surface resources,forestry,agriculture,fisheries,tourism,minerals)   | Yes | Pawana river adjacent to project site         |
| 11 | Areas already subjected to pollution or environmental damage.(those where existing legal environmental standards are exceeded)   | No  | None in 15 km radius                          |
| 12 | Areas susceptible to natural hazard which could cause the project to present environmental problems (earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions) similar effects | No  | None in 15 km radius                          |

#### (IV) PROPOSED TERMS OF REFERENCE FOR EIA STUDIES

|   |  |  |
|---|--|--|
| 1 | <b>Uploaded Proposed TOR File</b>                            | <a href="#">Annexure-TOR file</a>                        |
| 2 | <b>Uploaded scanned copy of covering letter</b>              | <a href="#">Annexure-scanned copy of covering letter</a> |
| 3 | <b>Uploaded Pre-Feasibility report(PFR)</b>                  | <a href="#">Annexure-PFR</a>                             |
| 4 | <b>Uploaded additional attachments(only single pdf file)</b> | <a href="#">Annexure-Additional attachments</a>          |
| 5 | <b>Uploaded Form-1A</b>                                      | <a href="#">Annexure-Form-1A</a>                         |
| 6 | <b>Uploaded Conceptual Plan</b>                              | <a href="#">Annexure-Conceptual Plan</a>                 |

#### ADDITIONAL MULTIPLE ENTERIES

| Sr. no. | Remarks                           | Uploaded Additional Attachments                 |
|---------|-----------------------------------|---|
| 1       | <b>Environment Clearance copy</b> | <a href="#">Annexure-Additional Attachments</a> |
| 2       | <b>Consent to Operate</b>         | <a href="#">Annexure-Additional Attachments</a> |
| 3       | <b>Consent to Establish</b>       | <a href="#">Annexure-Additional Attachments</a> |

#### (V) Undertaking

**The aforesaid application and documents furnished here with are true to my knowledge**

|           |                                |  |
|-----------|--------------------------------|--|
| V.<br>(i) | Name<br>Designation<br>Company | XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED<br>Authorised Signatory<br>XRBIA NORTH HINJEWADI DEVELOPERS PRIVATE LIMITED |
|-----------|--------------------------------|--|

**Essential Details Sought**

| S. No.           | EDS Sought Date | EDS Sought | Letter |
|------------------|-----------------|------------|--------|
| <b>NO Record</b> |                 |            |        |

**Additional Details Sought**

| S. No. | ADS Sought Date | ADS Sought   | Letter                     |
|--------|-----------------|--|----------------------------|
| (1.)   | 20/05/2022      | Kindly submit the compliance as per the minutes of 242 (day 1) meeting of SEIAA.   |                            |
| (2.)   | 14/03/2023      | In the Serene Developers & Ors NGT case on dated 20/02/2023, NGT has given discussion, we make it further clear that the proceeding for grant of ex post facto EC, which is pending before SEIAA, shall not be treated to have been stayed by us, rather the same would be expedited. The Committee is further directed to make inspection after giving notice to the parties concerned. | <a href="#">EDS Letter</a> |

**Transferred Details(Category A To B)**

| S. No.           | Category A(Proposal No) | Category B(Proposal No) | Transferred Date | Reason | Letter |
|------------------|-------------------------|-------------------------|------------------|--------|--------|
| <b>NO Record</b> |                         |                         |                  |        |        |

15. PP to ensure that RG required is as per the norms and should be on Mother Earth. PP to submit the details of plantation.
16. PP to submit Carbon footprint analysis with mitigation measures.
17. PP to carry out noise modelling and with mitigation measures proposed.
18. PP to also refer standard ToR published by MoEF vide order dated 10/04/15 in addition to above

**Decision-**

**After deliberations, committee decided to recommend the TOR for the said project with above points.**

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|     |      |                       |   |
|-----|------|-----------------------|---|
| 22. | P-22 | SIA/MH/MIS/72260/2022 | Application for Environment Clearance of Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(hereafter called as Project Proponent (PP) – Applicant) |
|-----|------|-----------------------|---|

Representative of PP Mr. Veer Bharti was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd. It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 26,415 m<sup>2</sup>, FSI area of 27,933 m<sup>2</sup>, Non FSI area of 18,492 m<sup>2</sup> and total BUA of 46,425 m<sup>2</sup>.

Brief information of the proposal is as below:

|   |                     |  |  |
|---|---------------------|--|--|
| 1 | Proposal Number     | SIA/MH/MIS/72260/2022  |  |
| 2 | Name of Project     | Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd. |  |
| 3 | Project Category    | 8(b) Townships and Area Development Project  |  |
| 4 | Type of Institution | Private  |  |
| 5 | Project Proponent   | Name   | Mr. Veer Bharti<br>Kouls Authorized<br>Person  |
|   |                     | Address  | First Floor, Mantri House, 929,<br>Fergusson College Rd, near<br>Dnyaneshwar Paduka Chowk, Pune,<br>Maharashtra 411004 |
|   |                     | Tel  | 02066858659  |

|    |   |  |   |
|----|---|--|---|
|    |   | Mobile   | 9960400259  |
|    |   | Email ID   | veerkouls@xrbia.com                                       |
| 6  | Consultant  | Name   | Mahabal Enviro Engineers Pvt. Ltd.                        |
|    |   | Address  | Plot F-7, Road 21, MIDC Wagle Estate, Thane West - 400604 |
|    |   | Tel  | 022 25823154  |
|    |   | Mobile   | 98211 27972   |
|    |   | Email ID   | mahabal.thane@gmail.com                                   |
|    |   | Accreditation no.  | QCI/NABET/ENV/ACO/21/1967                                 |
| 7  | Applied for   | Expansion in Environmental Clearance<br>(Violationproject)                   |   |
| 8  | Details of previous EC  | Govt. of Maharashtra vide Letter No. SEAC-III-2013/CR-244/TC-3 on 31.03.2015 |   |
| 9  | Location of project   | Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval, District Pune         |   |
| 10 | Latitude and Longitude  | 18 <sup>0</sup> 41'38.40"N<br>73 <sup>0</sup> 38'52.83"E                     |   |
| 11 | Total Plot area (m <sup>2</sup> )                               | 26,415   |   |
| 12 | Deductions (m <sup>2</sup> )                                    | 3,962  |   |
| 13 | Net Plot Area (m <sup>2</sup> )                                 | 22,453   |   |
| 14 | Proposed FSI Area (m <sup>2</sup> )                             | 27,933   |   |
| 15 | Proposed Non FSI Area (m <sup>2</sup> )                         | 18,492   |   |
| 16 | Proposed Total BUA area (m <sup>2</sup> )                       | 46,425   |   |
| 17 | TBUA (m <sup>2</sup> ) approved by Planning Authority till date | 45,757.20  |   |
| 18 | Ground coverage (m <sup>2</sup> ) & %                           | 5007 m <sup>2</sup> i.e.19%  |   |
| 19 | Total Project Cost (Rs.)  | 60 crore   |   |
| 20 | CER as per MoEF&CCcircular dated 01/05/2018                     | NA   |   |
| 21 | Details of  |  |   |

|    | Building Configuration  | Building Name           | Configuration           | Flats (no.) | Height (m) |
|----|---|-------------------------|-------------------------|-------------|------------|
|    |   | A1 (earlier B7)         | Po+8 floors             | 96          | 26.55      |
|    | A2  | Po +11 floors           | 132                     | 35.40       |            |
|    | B1  | Po +7 floors            | 56                      | 23.65       |            |
|    | B2  | Po +7 floors            | 56                      | 23.65       |            |
|    | B3  | Po +7 floors            | 56                      | 23.65       |            |
|    | B4  | Po +8 floors            | 64                      | 26.55       |            |
|    | B5  | Po +8 floors            | 64                      | 26.55       |            |
|    | B6  | Po +9 floors            | 72                      | 29.50       |            |
|    | C1  | Po +9 floors            | 71                      | 29.50       |            |
|    | C2  | Po +9 floors            | 72                      | 29.50       |            |
|    | Club house  | Ground                  |                         |             | 4.2        |
|    | <b>Total</b>  |                         |                         | <b>739</b>  |            |
| 22 | Total number of tenements   | 739 nos.                |                         |             |            |
| 23 | <b>Water Budget</b>   |                         |                         |             |            |
|    |   | <b>Dry Season</b>       | <b>Wet Season</b>       |             |            |
|    | Fresh water (in m <sup>3</sup> /day)                                | 325                     | 325                     |             |            |
|    | Recycled water (Flushing)   | 162                     | 162                     |             |            |
|    | Recycled water (Gardening)  | 20                      | 10                      |             |            |
|    | Total water requirement   | 487                     | 487                     |             |            |
| 24 | <b>Water Storage Capacity for Firefighting/ UGT (m<sup>3</sup>)</b> |                         |                         |             |            |
|    | Firefighting (Underground water tank)                               | 150 m <sup>3</sup> /day | 150 m <sup>3</sup> /day |             |            |
|    | Firefighting (Overhead water tank)                                  | 10 m <sup>3</sup> /day  | 10 m <sup>3</sup> /day  |             |            |
|    | Excess treated water  | 168 m <sup>3</sup> /day | 183 m <sup>3</sup> /day |             |            |
| 25 | <b>Source of water</b>  |                         |                         |             |            |
| 26 | <b>Rain Water Harvesting (RWH)</b>                                  |                         |                         |             |            |
|    | i) Size and no of RWH tank(s) and Quantity                          | No RWH tank             |                         |             |            |
|    | ii) Quantity of recharge pits proposed                              | 15 Nos.                 |                         |             |            |

|    |  |                                     |                                |
|----|--|-------------------------------------|--------------------------------|
| 27 | <b>Sewage and waste water Demand</b>   |                                     |                                |
|    | i) Sewage generation in KLD  | 390 m <sup>3</sup> /day             |                                |
|    | ii) STP technology   | MBBR STP technology                 |                                |
|    | iii) No. and Capacity of STP   | 380 m <sup>3</sup> /day             |                                |
| 28 | <b>Solid Waste Generated in the Pre-Construction &amp; Construction phase:</b> |                                     |                                |
|    | i) Dry waste   | No waste generates from the project |                                |
|    | ii) Wet waste  | No waste generates from the project |                                |
|    | iii) Construction Waste generation   | No waste generates from the project |                                |
| 29 | <b>Solid Waste generation in operation Phase:</b>                              |                                     |                                |
|    | <b>Type</b>  | <b>Quantity</b>                     | <b>Treatment / disposal</b>    |
|    | i) Dry waste   | 650 kg/day                          | Handed over to Local Body      |
|    | ii) Wet waste  | 975 kg/day                          | Treated in OWC                 |
|    | iii) Hazardous waste   | NA                                  | NA                             |
|    | iv) Biomedical waste (If applicable)   | Negligible                          | Negligible                     |
|    | v) E Waste   | Negligible                          | Negligible                     |
|    | vi) STP Sludge (dry)   | 4 kg/day                            | Dried sludge is used as manure |
| 30 | <b>Green Belt Development</b>  |                                     |                                |
|    | Req .RG area (m <sup>2</sup> )   | 2641.50                             |                                |
|    | Provided RG area   | 2663.91                             |                                |
|    | Additional garden / paved area   | 3336.09                             |                                |
|    |  |                                     |                                |
|    | Existing trees on plot   | 357 No.                             |                                |
|    | Number of trees to be planted  | NA                                  |                                |
|    | No of trees to be cut  | NA                                  |                                |
|    | Number of trees to be transplanted   | NA                                  |                                |
|    |  |                                     |                                |
| 31 | <b>Power requirement</b>   |                                     |                                |
|    | 1. Source of powersupply   | MSEDCL                              |                                |
|    | 2. During Construction Phase: (Demand  | 50 kVA                              |                                |

|    |   |                                     |                                  |  |
|----|---|-------------------------------------|----------------------------------|--|
|    | Load)   |                                     |                                  |  |
|    | 3. During Operation phase (Connected Load)                            | 2,337 kW                            |                                  |  |
|    | 4. During Operation phase (Demand Load)                               | 1,795 kW                            |                                  |  |
|    | 5. Transformer  | 3 no. X 600 kVA                     |                                  |  |
|    | 6. DG set   | 1 no. X 200 kVA                     |                                  |  |
|    | 7. Fuel Used  | Diesel                              |                                  |  |
| 32 | <b>Detail Energy saving</b>   |                                     |                                  |  |
|    | <b>Sr.</b>  | <b>Energy Conservation Measures</b> | <b>Quantity</b>                  |  |
|    | 1.  | Overall energy saving               | 20%                              |  |
| 33 | <b>Environmental Management plan budget during Construction phase</b> |                                     |                                  |  |
|    | <b>Sr.</b>  | <b>Type</b>                         | <b>Details</b>                   | <b>Cost (Rs. In Lacs)</b>                                |
|    | 1   | Air Environment                     | NA                               | NA   |
|    | 2   | Site Sanitation & Safety            | NA                               | NA   |
|    | 3   | Environmental Monitoring            | NA                               | NA   |
|    | 4   | Disinfection                        | NA                               | NA   |
|    | 5   | Health Check up                     | NA                               | NA   |
|    |   | <b>Total</b>                        | NA                               | NA   |
| 34 | <b>Environmental Management plan budget during Operation phase</b>    |                                     |                                  |  |
|    | <b>Sr. No</b>   | <b>Component</b>                    | <b>Details</b>                   | <b>Capital cost Rs. In Lacs</b>                          |
|    |   |                                     |                                  | <b>Operational and maintenance cost (Rs. In Lacs/yr)</b> |
|    | 1   | Storm Water                         | Storm Water Drainage is provided | 35   |
|    | 2   | Sewage Treatment plant              | Sewage Treatment Plant           | 35   |
|    |   |                                     |                                  | 5.2  |
|    |   |                                     |                                  | 8.7  |

|     |  |                          |                            |              |             |
|-----|--|--------------------------|----------------------------|--------------|-------------|
|     |  |                          | of 380 m <sup>3</sup> /day |              |             |
|     | 3  | Rain Water Harvesting    |                            | 4            | 0.4         |
|     | 4  | Swimming pool            |                            | 0            | 0           |
|     | 5  | Solid waste              |                            | 15           | 1.5         |
|     | 6  | Green belt development   |                            |              |             |
|     | 7  | Energy saving            |                            | 20.6         | 0.6         |
|     | 8  | Environmental Monitoring |                            | 0            | 3           |
|     | 10   | Water Treatment Plant    |                            | 25           | 6.2         |
|     |  | <b>Total</b>             |                            | <b>134.6</b> | <b>25.6</b> |
| 35. | <b>Parking</b>   |                          |                            |              |             |
| 36  | Details of Court cases / litigations w.r.t. the project and project location if any. |                          | yes                        |              |             |

**Deliberations:-**

PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m<sup>2</sup>. The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup>. The total covered built-up area constructed to the date is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/

addition / variation in total covered built-up construction area, on 16.02.2022. 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(b) B1.

The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “ *without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.*”

It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

#### **Decision-**

**Considering above the application is submitted for further guidance in violation cases**

\*\*\*\*\*

|     |      |                       |   |
|-----|------|-----------------------|---|
| 23. | P-23 | SIA/MH/MIS/72296/2022 | Residential project – “Xrbia Hinjewadi Special Township” - Sector R 22 to R28 and Sector R 29 at S. Nos. 38/2 and others, Village Nere - Dattawadi, Taluka - Mulshi, District – Pune M/s. Xrbia Hinjewadi Developers Private Limited. (hereafter called as Project Proponent (PP) as Developers – Applicant). |
|-----|------|-----------------------|---|

Representative of PP Mr. Veer Bharti Kouls was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd.

It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 1,17,232 m<sup>2</sup>, FSI area of 1,43,242 m<sup>2</sup>, Non FSI area of 32,637 m<sup>2</sup> and total BUA of 1,75,879 m<sup>2</sup>.

**Secretary, SEAC-3**

**Chairman, SEAC-3**

**Item no. 36****Proposal No.:-** SIA/MH/MIS/72260/2022**Type of Project: TOR**

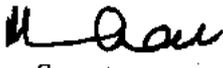
**Subject-** Environment Clearance for proposed Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.

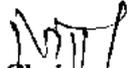
**Project Details-**

Representative of PP Mr. Veer Bharti was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd. It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 26,415 m<sup>2</sup>, FSI area of 27,933 m<sup>2</sup>, Non FSI area of 18,492 m<sup>2</sup> and total BUA of 46,425 m<sup>2</sup>.

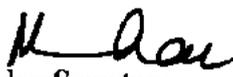
Brief information of the proposal is as below:

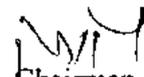
|   |                        |  |  |
|---|------------------------|--|--|
| 1 | Proposal Number        | SIA/MH/MIS/72260/2022  |  |
| 2 | Name of Project        | Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd. |  |
| 3 | Project Category       | 8(b) Townships and Area Development Project  |  |
| 4 | Type of Institution    | Private  |  |
| 5 | Project Proponent      | Name   | Mr. Veer Bharti<br>Kouls Authorized<br>Person  |
|   |                        | Address  | First Floor, Mantri House, 929,<br>Fergusson College Rd, near<br>Dnyaneshwar Paduka Chowk, Pune,<br>Maharashtra 411004 |
|   |                        | Tel  | 02066858659  |
|   |                        | Mobile   | 9960400259   |
|   |                        | Email ID   | veerkouls@xrbia.com  |
| 6 | Consultant             | Name   | Mahabal Enviro Engineers Pvt. Ltd.   |
|   |                        | Address  | Plot F-7, Road 21, MIDC Wagle<br>Estate, Thane West - 400604   |
|   |                        | Tel  | 022 25823154   |
|   |                        | Mobile   | 98211 27972  |
|   |                        | Email ID   | mahabal.thane@gmail.com  |
|   |                        | Accreditation<br>no.   | QCI/NABET/ENV/ACO/21/1967  |
| 7 | Applied for            | Expansion in Environmental Clearance<br>(Violation project)  |  |
| 8 | Details of previous EC | Govt. of Maharashtra vide Letter No. SEAC-III-<br>2013/CR-244/TC-3 on 31.03.2015   |  |
| 9 | Location of project    | Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval,<br>District Pune  |  |

  
Member Secretary

  
Chairman

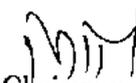
|    |   |  |                      |                    |                   |
|----|---|--|----------------------|--------------------|-------------------|
| 10 | Latitude and Longitude  | 18 <sup>o</sup> 41'38.40"N<br>73 <sup>o</sup> 38'52.83"E |                      |                    |                   |
| 11 | Total Plot area (m <sup>2</sup> )                               | 26,415   |                      |                    |                   |
| 12 | Deductions (m <sup>2</sup> )                                    | 3,962  |                      |                    |                   |
| 13 | Net Plot Area (m <sup>2</sup> )                                 | 22,453   |                      |                    |                   |
| 14 | Proposed FSI Area (m <sup>2</sup> )                             | 27,933   |                      |                    |                   |
| 15 | Proposed Non FSI Area (m <sup>2</sup> )                         | 18,492   |                      |                    |                   |
| 16 | Proposed Total BUA area (m <sup>2</sup> )                       | 46,425   |                      |                    |                   |
| 17 | TBUA (m <sup>2</sup> ) approved by Planning Authority till date | 45,757.20  |                      |                    |                   |
| 18 | Ground coverage (m <sup>2</sup> ) & %                           | 5007 m <sup>2</sup> i.e.19%                              |                      |                    |                   |
| 19 | Total Project Cost (Rs.)  | 60 crore   |                      |                    |                   |
| 20 | CER as per MoEF&CCcircular dated 01/05/2018                     | NA   |                      |                    |                   |
| 21 | Details of Building Configuration                               | <b>Building Name</b>                                     | <b>Configuration</b> | <b>Flats (no.)</b> | <b>Height (m)</b> |
|    |   | A1 (earlier B7)  | Po+8 floors          | 96                 | 26.55             |
|    |   | A2   | Po +11 floors        | 132                | 35.40             |
|    |   | B1   | Po +7 floors         | 56                 | 23.65             |
|    |   | B2   | Po +7 floors         | 56                 | 23.65             |
|    |   | B3   | Po +7 floors         | 56                 | 23.65             |
|    |   | B4   | Po +8 floors         | 64                 | 26.55             |
|    |   | B5   | Po +8 floors         | 64                 | 26.55             |
|    |   | B6   | Po +9 floors         | 72                 | 29.50             |
|    |   | C1   | Po +9 floors         | 71                 | 29.50             |
|    |   | C2   | Po +9 floors         | 72                 | 29.50             |
|    |   | Club house   | Ground               |                    | 4.2               |
|    |   | <b>Total</b>   |                      | <b>739</b>         |                   |
| 22 | Total number of tenements                                       | 739 nos.   |                      |                    |                   |
| 23 | <b>Water Budget</b>   | <b>Dry Season</b>  |                      | <b>Wet Season</b>  |                   |
|    |   | Fresh water (in m <sup>3</sup> /day)                     | 325                  | 325                |                   |
|    |   | Recycled water (Flushing)                                | 162                  | 162                |                   |
|    |   |  |                      |                    |                   |

  
Member Secretary

  
Chairman

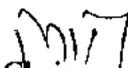
|    |  |                                     |                                |
|----|--|-------------------------------------|--------------------------------|
|    | Recycled water<br>(Gardening)  | 20                                  | 10                             |
|    | Total water requirement  | 487                                 | 487                            |
| 24 | <b>Water Storage Capacity for Firefighting/ UGT (m<sup>3</sup>)</b>            |                                     |                                |
|    | Firefighting<br>(Underground water<br>tank)                                    | 150 m <sup>3</sup> /day             | 150 m <sup>3</sup> /day        |
|    | Firefighting (Overhead<br>water tank)  | 10 m <sup>3</sup> /day              | 10 m <sup>3</sup> /day         |
|    | Excess treated water   | 168 m <sup>3</sup> /day             | 183 m <sup>3</sup> /day        |
| 25 | <b>Source of water</b>   |                                     |                                |
| 26 | <b>Rain Water Harvesting (RWH)</b>   |                                     |                                |
|    | i) Size and no of RWH<br>tank(s) and Quantity                                  | No RWH tank                         |                                |
|    | ii) Quantity of recharge<br>pits proposed                                      | 15 Nos.                             |                                |
| 27 | <b>Sewage and waste water Demand</b>   |                                     |                                |
|    | i) Sewage generation in<br>KLD   | 390 m <sup>3</sup> /day             |                                |
|    | ii) STP technology   | MBBR STP technology                 |                                |
|    | iii) No. and Capacity of<br>STP  | 380 m <sup>3</sup> /day             |                                |
| 28 | <b>Solid Waste Generated in the Pre-Construction &amp; Construction phase:</b> |                                     |                                |
|    | i) Dry waste   | No waste generates from the project |                                |
|    | ii) Wet waste  | No waste generates from the project |                                |
|    | iii) Construction Waste<br>generation  | No waste generates from the project |                                |
| 29 | <b>Solid Waste generation in operation Phase:</b>                              |                                     |                                |
|    | <b>Type</b>  | <b>Quantity</b>                     | <b>Treatment / disposal</b>    |
|    | i) Dry waste   | 650 kg/day                          | Handed over to Local Body      |
|    | ii) Wet waste  | 975 kg/day                          | Treated in OWC                 |
|    | iii) Hazardous waste   | NA                                  | NA                             |
|    | iv) Biomedical waste<br>(If applicable)  | Negligible                          | Negligible                     |
|    | v) E Waste   | Negligible                          | Negligible                     |
|    | vi) STP Sludge (dry)   | 4 kg/day                            | Dried sludge is used as manure |
| 30 | <b>Green Belt Development</b>  |                                     |                                |
|    | Req .RG area (m <sup>2</sup> )   | 2641.50                             |                                |
|    | Provided RG area   | 2663.91                             |                                |
|    | Additional garden /<br>paved area  | 3336.09                             |                                |
|    |  |                                     |                                |

  
Member Secretary

  
Chairman

|    |   |                                     |                 |                                 |  |
|----|---|-------------------------------------|-----------------|---------------------------------|--|
|    | Existing trees on plot  | 357 No.                             |                 |                                 |  |
|    | Number of trees to be planted   | NA                                  |                 |                                 |  |
|    | No of trees to be cut   | NA                                  |                 |                                 |  |
|    | Number of trees to be transplanted                                    | NA                                  |                 |                                 |  |
| 31 | <b>Power requirement</b>  |                                     |                 |                                 |  |
|    | 1. Source of powersupply  | MSEDCL                              |                 |                                 |  |
|    | 2. During Construction Phase: (Demand Load)                           | 50 kVA                              |                 |                                 |  |
|    | 3. During Operation phase (Connected Load)                            | 2,337 kW                            |                 |                                 |  |
|    | 4. During Operationphase (Demand Load)                                | 1,795 kW                            |                 |                                 |  |
|    | 5. Transformer  | 3 no. X 600 kVA                     |                 |                                 |  |
|    | 6. DG set   | 1 no. X 200 kVA                     |                 |                                 |  |
|    | 7. Fuel Used  | Diesel                              |                 |                                 |  |
| 32 | <b>Detail Energy saving</b>   |                                     |                 |                                 |  |
|    | <b>Sr.</b>  | <b>Energy Conservation Measures</b> | <b>Quantity</b> |                                 |  |
|    | 1.  | Overall energy saving               | 20%             |                                 |  |
| 33 | <b>Environmental Management plan budget during Construction phase</b> |                                     |                 |                                 |  |
|    | <b>Sr.</b>  | <b>Type</b>                         | <b>Details</b>  | <b>Cost (Rs. In Lacs)</b>       |  |
|    | 1   | Air Environment                     | NA              | NA                              |  |
|    | 2   | Site Sanitation & Safety            | NA              | NA                              |  |
|    | 3   | Environmental Monitoring            | NA              | NA                              |  |
|    | 4   | Disinfection                        | NA              | NA                              |  |
|    | 5   | Health Check up                     | NA              | NA                              |  |
|    |   | <b>Total</b>                        | NA              | NA                              |  |
| 34 | <b>Environmental Management plan budget during Operation phase</b>    |                                     |                 |                                 |  |
|    | <b>Sr. No</b>   | <b>Component</b>                    | <b>Details</b>  | <b>Capital cost Rs. In Lacs</b> | <b>Operational and maintenance cost (Rs. In Lacs/yr)</b> |

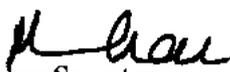
  
Member Secretary

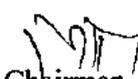
  
Chairman

|     |  |   |              |             |
|-----|--|---|--------------|-------------|
| 1   | Storm Water  | Storm Water Drainage is provided                  | 35           | 5.2         |
| 2   | Sewage Treatment plant   | Sewage Treatment Plant of 380 m <sup>3</sup> /day | 35           | 8.7         |
| 3   | Rain Water Harvesting  |   | 4            | 0.4         |
| 4   | Swimming pool  |   | 0            | 0           |
| 5   | Solid waste  |   | 15           | 1.5         |
| 6   | Green belt development   |   |              |             |
| 7   | Energy saving  |   | 20.6         | 0.6         |
| 8   | Environmental Monitoring   |   | 0            | 3           |
| 10  | Water Treatment Plant  |   | 25           | 6.2         |
|     | <b>Total</b>   |   | <b>134.6</b> | <b>25.6</b> |
| 35. | <b>Parking</b>   |   |              |             |
| 36  | Details of Court cases / litigations w.r.t. the project and project location if any. | yes   |              |             |

**SEAC Deliberation –**

PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m<sup>2</sup>. The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup>. The total covered built-up area constructed to the date is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/ addition / variation in total covered built-up construction area, on 16.02.2022. The case was discussed on the basis of the documents submitted and presentation made by the

  
Member Secretary

  
Chairman

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(b) B1. The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “ *without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.*”

It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of *OM* issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

**Recommendations of SEAC-**

Considering above the application is submitted for further guidance in violation cases.

**Deliberation in SEIAA-**

PP made application under violation SOP. SEAC-3 in its 137<sup>th</sup> meeting pointed out that, the office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.”

SEAC further pointed out that, it is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

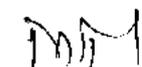
Hence SEAC forwarded the proposal for further guidance in the matter.

During the meeting SEIAA observed that, there is a matter pending in Hon'ble High Court. SEIAA decided to defer the proposal till the matter in NGT is decided.

**SEIAA Decision-**

SEIAA decided to defer the proposal.

  
Member Secretary

  
Chairman

Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

**Item no. 53**

**Proposal No.:-** SIA/MH/MIS/72260/2022

**Type of Project:** TOR

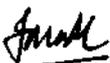
**Subject-** Environment Clearance for proposed Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd.(Compliance)

**Project Details-**

Representative of PP Mr. Veer Bharti was present during the meeting along with environmental consultant M/s. Mahabal Enviro Engineers Pvt. Ltd. It is noted that, the PP has submitted the application for prior Environmental clearance for total plot area of 26,415 m<sup>2</sup>, FSI area of 27,933 m<sup>2</sup>, Non FSI area of 18,492 m<sup>2</sup> and total BUA of 46,425 m<sup>2</sup>.

Brief information of the proposal is as below:

|   |                        |  |  |
|---|------------------------|--|--|
| 1 | Proposal Number        | SIA/MH/MIS/72260/2022  |  |
| 2 | Name of Project        | Residential project "Riverfront" (formerly known as Megacity) on plot bearing Gut No. 1(p), 3(p) at Village Bebadohal, Taluka Maval, District Pune by Xrbia North Hinjewadi Developers Pvt. Ltd. |  |
| 3 | Project Category       | 8(b) Townships and Area Development Project  |  |
| 4 | Type of Institution    | Private  |  |
| 5 | Project Proponent      | Name   | Mr. Veer Bharti<br>KoulsAuthorized<br>Person   |
|   |                        | Address  | First Floor, Mantri House, 929,<br>Fergusson College Rd, near<br>Dnyaneshwar Paduka Chowk, Pune,<br>Maharashtra 411004 |
|   |                        | Tel  | 02066858659  |
|   |                        | Mobile   | 9960400259   |
|   |                        | Email ID   | veerkouls@xrbia.com  |
| 6 | Consultant             | Name   | Mahabal Enviro Engineers Pvt. Ltd.   |
|   |                        | Address  | Plot F-7, Road 21, MIDC Wagle<br>Estate, Thane West - 400604   |
|   |                        | Tel  | 022 25823154   |
|   |                        | Mobile   | 98211 27972  |
|   |                        | Email ID   | mahabal.thane@gmail.com  |
|   |                        | Accreditation<br>no.   | QCI/NABET/ENV/ACO/21/1967  |
| 7 | Applied for            | Expansion in Environmental Clearance<br>(Violationproject)   |  |
| 8 | Details of previous EC | Govt. of Maharashtra vide Letter No. SEAC-III-<br>2013/CR-244/TC-3 on 31.03.2015   |  |
| 9 | Location of project    | Gat No. 1(p), 3(p) of village Bebadohal, Taluka Maval,<br>District Pune  |  |



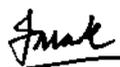
Member Secretary

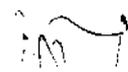


Chairman

Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

|    |   |  |                      |                    |                   |
|----|---|--|----------------------|--------------------|-------------------|
| 10 | Latitude and Longitude  | 18 <sup>o</sup> 41'38.40"N<br>73 <sup>o</sup> 38'52.83"E |                      |                    |                   |
| 11 | Total Plot area (m <sup>2</sup> )                               | 26,415   |                      |                    |                   |
| 12 | Deductions (m <sup>2</sup> )                                    | 3,962  |                      |                    |                   |
| 13 | Net Plot Area (m <sup>2</sup> )                                 | 22,453   |                      |                    |                   |
| 14 | Proposed FSI Area (m <sup>2</sup> )                             | 27,933   |                      |                    |                   |
| 15 | Proposed Non FSI Area (m <sup>2</sup> )                         | 18,492   |                      |                    |                   |
| 16 | Proposed Total BUA area (m <sup>2</sup> )                       | 46,425   |                      |                    |                   |
| 17 | TBUA (m <sup>2</sup> ) approved by Planning Authority till date | 45,757.20  |                      |                    |                   |
| 18 | Ground coverage (m <sup>2</sup> ) & %                           | 5007 m <sup>2</sup> i.e.19%                              |                      |                    |                   |
| 19 | Total Project Cost (Rs.)  | 60 crore   |                      |                    |                   |
| 20 | CER as per MoEF&CCcircular dated 01/05/2018                     | NA   |                      |                    |                   |
| 21 | Details of Building Configuration                               | <b>Building Name</b>                                     | <b>Configuration</b> | <b>Flats (no.)</b> | <b>Height (m)</b> |
|    |   | A1 (earlier B7)  | Po+8 floors          | 96                 | 26.55             |
|    |   | A2   | Po +11 floors        | 132                | 35.40             |
|    |   | B1   | Po +7 floors         | 56                 | 23.65             |
|    |   | B2   | Po +7 floors         | 56                 | 23.65             |
|    |   | B3   | Po +7 floors         | 56                 | 23.65             |
|    |   | B4   | Po +8 floors         | 64                 | 26.55             |
|    |   | B5   | Po +8 floors         | 64                 | 26.55             |
|    |   | B6   | Po +9 floors         | 72                 | 29.50             |
|    |   | C1   | Po +9 floors         | 71                 | 29.50             |
|    |   | C2   | Po +9 floors         | 72                 | 29.50             |
|    |   | Club house   | Ground               |                    | 4.2               |
|    |   | <b>Total</b>   |                      | <b>739</b>         |                   |
| 22 | Total number of tenements                                       | 739 nos.   |                      |                    |                   |
| 23 | <b>Water Budget</b>   |  |                      |                    |                   |
|    |   | <b>Dry Season</b>  | <b>Wet Season</b>    |                    |                   |
|    | Fresh water (in m <sup>3</sup> /day)                            | 325  | 325                  |                    |                   |
|    | Recycled water (Flushing)                                       | 162  | 162                  |                    |                   |

  
Member Secretary

  
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Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

|    |  |                                     |                                |
|----|--|-------------------------------------|--------------------------------|
|    | Recycled water (Gardening)   | 20                                  | 10                             |
|    | Total water requirement  | 487                                 | 487                            |
| 24 | <b>Water Storage Capacity for Firefighting/ UGT (m<sup>3</sup>)</b>            |                                     |                                |
|    | Firefighting (Underground water tank)  | 150 m <sup>3</sup> /day             | 150 m <sup>3</sup> /day        |
|    | Firefighting (Overhead water tank)   | 10 m <sup>3</sup> /day              | 10 m <sup>3</sup> /day         |
|    | Excess treated water   | 168 m <sup>3</sup> /day             | 183 m <sup>3</sup> /day        |
| 25 | <b>Source of water</b>   |                                     |                                |
| 26 | <b>Rain Water Harvesting (RWH)</b>   |                                     |                                |
|    | i) Size and no of RWH tank(s) and Quantity                                     | No RWH tank                         |                                |
|    | ii) Quantity of recharge pits proposed   | 15 Nos.                             |                                |
| 27 | <b>Sewage and waste water Demand</b>   |                                     |                                |
|    | i) Sewage generation in KLD  | 390 m <sup>3</sup> /day             |                                |
|    | ii) STP technology   | MBBR STP technology                 |                                |
|    | iii) No. and Capacity of STP   | 380 m <sup>3</sup> /day             |                                |
| 28 | <b>Solid Waste Generated in the Pre-Construction &amp; Construction phase:</b> |                                     |                                |
|    | i) Dry waste   | No waste generates from the project |                                |
|    | ii) Wet waste  | No waste generates from the project |                                |
|    | iii) Construction Waste generation   | No waste generates from the project |                                |
| 29 | <b>Solid Waste generation in operation Phase:</b>                              |                                     |                                |
|    | <b>Type</b>  | <b>Quantity</b>                     | <b>Treatment / disposal</b>    |
|    | i) Dry waste   | 650 kg/day                          | Handed over to Local Body      |
|    | ii) Wet waste  | 975 kg/day                          | Treated in OWC                 |
|    | iii) Hazardous waste   | NA                                  | NA                             |
|    | iv) Biomedical waste (If applicable)   | Negligible                          | Negligible                     |
|    | v) E Waste   | Negligible                          | Negligible                     |
|    | vi) STP Sludge (dry)   | 4 kg/day                            | Dried sludge is used as manure |
| 30 | <b>Green Belt Development</b>  |                                     |                                |
|    | Req .RG area (m <sup>2</sup> )   | 2641.50                             |                                |
|    | Provided RG area   | 2663.91                             |                                |
|    | Additional garden / paved area   | 3336.09                             |                                |

  
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|    |   |                                     |                 |                                 |  |
|----|---|-------------------------------------|-----------------|---------------------------------|--|
|    | Existing trees on plot  | 357 No.                             |                 |                                 |  |
|    | Number of trees to be planted   | NA                                  |                 |                                 |  |
|    | No of trees to be cut   | NA                                  |                 |                                 |  |
|    | Number of trees to be transplanted                                    | NA                                  |                 |                                 |  |
| 31 | <b>Power requirement</b>  |                                     |                 |                                 |  |
|    | 1. Source of powersupply  | MSEDCL                              |                 |                                 |  |
|    | 2. During Construction Phase: (Demand Load)                           | 50 kVA                              |                 |                                 |  |
|    | 3. During Operation phase (Connected Load)                            | 2,337 kW                            |                 |                                 |  |
|    | 4. During Operationphase (Demand Load)                                | 1,795 kW                            |                 |                                 |  |
|    | 5. Transformer  | 3 no. X 600 kVA                     |                 |                                 |  |
|    | 6. DG set   | 1 no. X 200 kVA                     |                 |                                 |  |
|    | 7. Fuel Used  | Diesel                              |                 |                                 |  |
| 32 | <b>Detail Energy saving</b>   |                                     |                 |                                 |  |
|    | <b>Sr.</b>  | <b>Energy Conservation Measures</b> | <b>Quantity</b> |                                 |  |
|    | 1.  | Overall energy saving               | 20%             |                                 |  |
| 33 | <b>Environmental Management plan budget during Construction phase</b> |                                     |                 |                                 |  |
|    | <b>Sr.</b>  | <b>Type</b>                         | <b>Details</b>  | <b>Cost (Rs. In Lacs)</b>       |  |
|    | 1   | Air Environment                     | NA              | NA                              |  |
|    | 2   | Site Sanitation & Safety            | NA              | NA                              |  |
|    | 3   | Environmental Monitoring            | NA              | NA                              |  |
|    | 4   | Disinfection                        | NA              | NA                              |  |
|    | 5   | Health Check up                     | NA              | NA                              |  |
|    |   | <b>Total</b>                        | <b>NA</b>       | <b>NA</b>                       |  |
| 34 | <b>Environmental Management plan budget during Operation phase</b>    |                                     |                 |                                 |  |
|    | <b>Sr. No</b>   | <b>Component</b>                    | <b>Details</b>  | <b>Capital cost Rs. In Lacs</b> | <b>Operational and maintenance cost (Rs. In Lacs/yr)</b> |

  
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Minutes of 258<sup>th</sup> Day 1 (Part D) meeting of SEIAA held on 03<sup>rd</sup> April, 2023

|     |  |                          |   |              |             |
|-----|--|--------------------------|---|--------------|-------------|
|     | 1  | Storm Water              | Storm Water Drainage is provided                  | 35           | 5.2         |
|     | 2  | Sewage Treatment plant   | Sewage Treatment Plant of 380 m <sup>3</sup> /day | 35           | 8.7         |
|     | 3  | Rain Water Harvesting    |   | 4            | 0.4         |
|     | 4  | Swimming pool            |   | 0            | 0           |
|     | 5  | Solid waste              |   | 15           | 1.5         |
|     | 6  | Green belt development   |   |              |             |
|     | 7  | Energy saving            |   | 20.6         | 0.6         |
|     | 8  | Environmental Monitoring |   | 0            | 3           |
|     | 10   | Water Treatment Plant    |   | 25           | 6.2         |
|     |  | <b>Total</b>             |   | <b>134.6</b> | <b>25.6</b> |
| 35. | <b>Parking</b>   |                          |   |              |             |
| 36  | Details of Court cases / litigations w.r.t. the project and project location if any. |                          | yes   |              |             |

**SEAC Deliberation –**

PP informed that earlier Environmental clearance was obtained on 31.03.2015 for total construction area of 42,671 m<sup>2</sup>. The actual construction done on-site has a different building configuration, than mentioned in EC (the configuration has been changed in the vertical direction). The excess area constructed over and above sanctioned in EC is 3,755 m<sup>2</sup>. The total covered built-up area constructed to the date is 46,425 m<sup>2</sup>, vis-à-vis area approved in the EC of 42,671 Sq.m. PP accepted that Violation has been done out by PP. Since there was no provision of regularisation of violation cases the application was not submitted. However MoEFCC came out with office memorandum dated 28.01.2022 mentioning the procedure to be followed in case of violation already done. Accordingly PP applied for Terms of Reference for the changes/ addition / variation in total covered built-up construction area, on 16.02.2022. 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,



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ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(b) B1.

The office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “ *without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.*”

It is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of **OM** issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases.

**Recommendations of SEAC-**

Considering above the application is submitted for further guidance in violation cases.

**Deliberation in SEIAA-**

PP made application under violation SOP. SEAC-3 in its 137<sup>th</sup> meeting pointed out that, the office memorandum dated 28.01.2022 mentions SOP in clause no 10 and sub clause no (i) mentions that “without prejudice to any other consequences, action to be initiated under section 15 read with section 19 of the Environment (Protection) Act, 1986 against all Violations.”

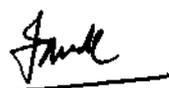
SEAC further pointed out that, it is not clear that who will initiate the action under section 15 read with section 19 of Environment (Protection) act 1986. In violation cases the committee feels that proper procedure shall be laid down based on the of OM issued by MoEFCC. However Step 3 mentions about appraisal under EIA notification, 2006, the sub clause B (i) mentions about procedure of TOR to be issued in Violation cases. Hence SEAC forwarded the proposal for further guidance in the matter.

Proposal was then considered by SEIAA in its 242<sup>nd</sup> meeting and deferred the proposal till the matter in NGT is decided. Now, PP submitted that, in some cases before Hon’ble NGT, Hon’ble NGT has cleared that, proceeding for grant of ex post facto EC, which is pending before SEIAA, shall not be treated to have been stayed by Hon’ble NGT, rather the same would be expedited. PP further requested that, their case shall be considered on similar basis. SEIAA noted the same.

SEIAA further deliberated upon the fact that, SEIAA has issued instructions to SEACs regarding apprising the proposals of violations as per MoEF&CC Office Memorandum dated 07.07.2021 and 28.01.2022. SEIAA decided to refer back the proposal to SEAC for appraisal for Terms of Reference (TOR)

**SEIAA Decision-**

SEIAA decided to refer back the proposal to SEAC.



Member Secretary



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