

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
WESTERN ZONE BENCH, PUNE**

**ORIGINAL APPLICATION NO. 07/2022**

Shashikant Vitthal Kamble

... Applicant

V/s.

MoEF&CC & Ors.

... Respondents

**REPLY AFFIDAVIT BY RESPONDENT NO. 5,  
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.

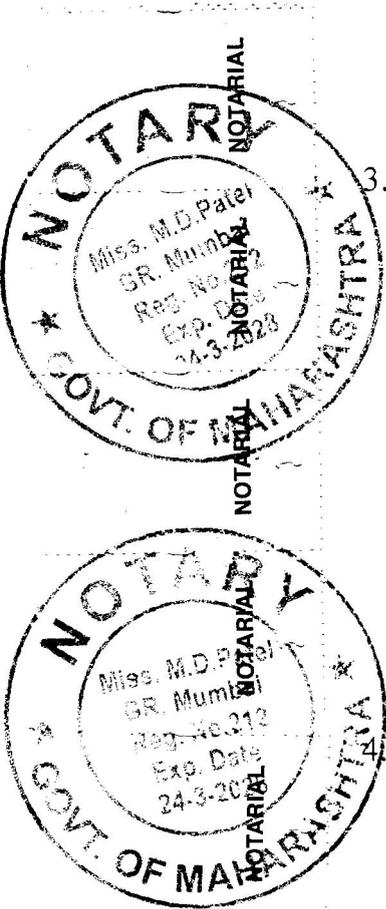
1. It is submitted that at the very outset this respondent denies each averment made in the present application which is contrary to and inconsistent with the averments made and the facts stated in the present reply. It is submitted that nothing stated in the application may deemed to have been admitted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

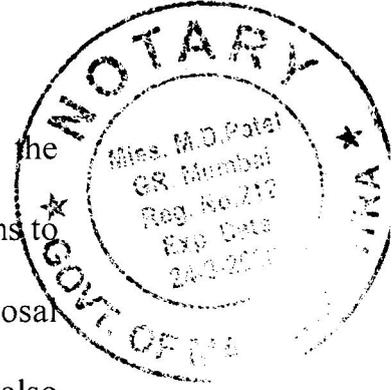
2. The present case pertains to violation of the environment clearance conditions and other violations by the Respondent no. 13, Naiknavare Developers Pvt. Ltd.

3. SEIAA has granted EC to the PP on 18<sup>th</sup> July, 2016 for their project granted to M/s. Naiknavare Profile Developers LLP for their residential project named Avon Vista at Survey No. 8/3, 8/4, 8/5, 8/6, 8/7, 8/9, 8/10, 8/11, 8/12, Village Mhalunge, Taluka Mulshi, District Pune. Total proposed BUA is 73,423.30 m<sup>2</sup>, FSI is 34,577.09 m<sup>2</sup> and Non-FSI is 38,846.21 m<sup>2</sup>.

PP has made an application for amendment to EC on 13-02-2020. SEAC-3 considered the proposal in their 123<sup>rd</sup> Meeting from 2<sup>nd</sup> to 9<sup>th</sup> September, 2021. SEAC observed that Committee noted that, there is change in building profile; PP has constructed different profile than approved in EC. After

① *[Signature]*



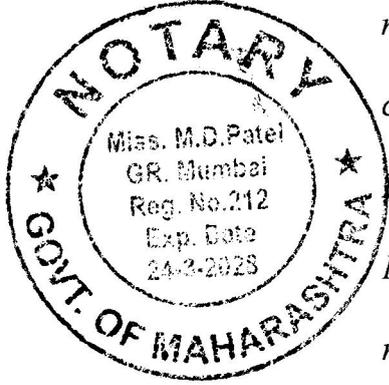


detailed deliberation & considering the changes in the approved building profile, committee noted that this seems to be a violation case. The expansion/amendment proposal therefore cannot be appraised at this juncture. Committee also noticed that, the PP has not submitted their application as per Notification issued by MoEF & CC dated 14.03.2017 for violation cases, hence Committee decided to refer the application to SEIAA for further necessary action.

5. SEIAA considered the proposal in their 203<sup>rd</sup> Meeting held on 13<sup>th</sup> October, 2021. SEIAA observed PP that, there is another proposal which was considered by SEIAA in 203<sup>rd</sup> meeting at S.no 14, in which deviation made within the limit of BUA without increase in tenements has not been considered as violation by the SEIAA.
6. The Minutes of the said meeting are as - *The EIA Notification 2006 dated 14.09.2006 has laid down threshold area and limits for consideration of proposals of building construction under B2 category. Accordingly, when Environmental Clearance was already granted once for a specified Built Up Area (BUA) and afterwards Project Proponent comes for amendment/expansion, the area for which Environmental Clearance is granted is the primary factor in deciding*

① *shro*

*amendment/expansion. The configuration of buildings submitted for Environmental Clearance may vary sometimes, but should be done to determine whether the environmental requirements/parameters are met. Such proposals cannot be considered as violation in terms of EIA Notification, in case Environmental Clearance was granted for a larger area. However, adequacy of environmental requirements/stipulations should be appraised by the SEAC before considering grant of Environmental Clearance for amendment/expansion.*



7. Based on the above observation, PP requested SEIAA, the same precedent may be applied to their case. In the view of the above, SEIAA opined that the proposal may not be considered as violation of earlier EC. SEIAA after deliberation decided to refer back the Proposal for appraisal.
8. SEAC in their 133<sup>rd</sup> meeting appraised the proposal and recommended the proposal to SEIAA for grant of EC.
9. SEIAA considered the proposal of the PP in their 240<sup>th</sup> Meeting dated 21<sup>st</sup> March, 2022 and observed that the present case is pending before the Hon'ble Tribunal and therefore decided to defer the proposal till the time the present case is decided by this Hon'ble Tribunal.

Ⓟ *[Signature]*

SEIAA 240<sup>th</sup> MoM dated 21<sup>st</sup> March, 2022 is annexed as

**Annexure 1.**

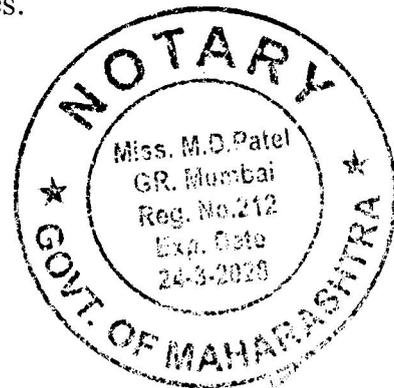
10. On 27-09-2022 this Hon'ble Tribunal observed that since there is no stay order passed in this matter, SEIAA is at liberty to decide the application filed by respondent No.13 at the earliest as per rules.

11. SEIAA considered the proposal in their 253<sup>rd</sup> Meeting and decided to grant EC to the project.

12. EC for the project was granted on 09-01-2023 under Expansion category subject to following conditions –

- 1) This EC is subject to final outcome in the OA No. 07/2022 pending before the Hon'ble NGT.
- 2) PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
- 3) PP to achieve at least 5% of total energy requirement from solar / other renewable sources.





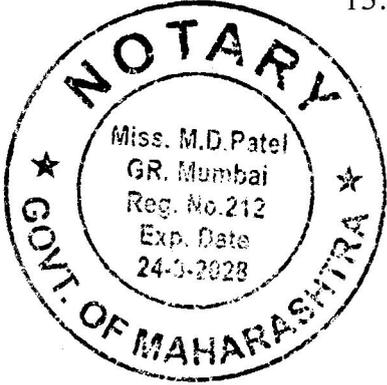
4) PP shall comply with Standard EC conditions mentioned in the OM issued by MoEF&CC vide F.No. 22-34-IA III dt. 04-01-2019.

5) SEIAA after deliberation decided to grant EC for FSI – 39,829.96 m<sup>2</sup>, Non FSI – 30,935.92 m<sup>2</sup>, total BUA – 70,765.88 m<sup>2</sup> (Plan approval No. BMC / C.R. No. 515/20-21/ Mauze Mhalunge, dated 02-06-2021) (Restricted as per approval).

Copy of EC dated 09-01-2023 is annexed as Annexure 2.

13. SEAC – 3 has considered the proposal of the PP for expansion in EC. PP has submitted their application for Proposed Residential Development “for total plot area 34,091.78 sq.mt, FSI area of 51,727.43 sq.mt, Non FSI area of 40,601.37 sq.mt, and total BUA of 92,328.80 sq.mt.

14. It was observed that total proposal for FSI area of 51,727.43 sq.mt, Non FSI area of 40,601.37 sq.mt, and total BUA of 92,328.80 sq.mt was appraised previously in 133rd meeting of SEAC-3. However, as per sanction received from planning authority dt. 02.06.2021, the previous EC vide EC identification no. EC23B038MH110760 dated 09-01-2023 was granted only for total build up area of 70765.88 sqmt.





15.Now PP has received sanction from PMRDA vide BMU/C.R.11/22-23/ Mouze Mhalunge/S.No./G.No.CTS No.8/A1 to 8/A9 dt. 01.11.2022 for FSI area of 48003.54 sq.mt, Non FSI area of 40601.37 (including services) sq.mt, and total BUA of 88604.91 sq.mt.

16.SEAC – 3 in its 166<sup>th</sup> meeting decided to recommend the proposal for EC to SEIAA for FSI area of 48003.54 sq.mt, Non FSI area of 40601.37 (including services) sq.mt, and total BUA of 88604.91 sq.mt.

Copy of 166<sup>th</sup> meeting of SEAC – 3 MoM dated 14<sup>th</sup> to 16<sup>th</sup> March, 2023 is annexed as Annexure 3.

17.In light of the above averments, this respondent craves leave to file any additional reply as and when required. It is respectfully prayed that Environment Department shall abide by any orders and directions issued by the Hon'ble Tribunal. Whatever is stated above is true and correct to the best of my knowledge, ability and belief and I affirm it to be true.

Mumbai

 Date 25/04/2023



Deponent

**Dattatray Suryakant Bhalerao**  
Scientist II & Under Secretary,  
Environment and Climate Change Department,  
Government of Maharashtra



VERIFICATION

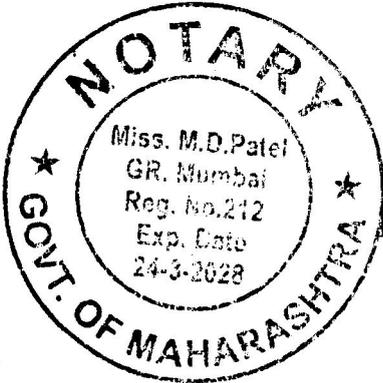
I, Dattatray Suryakant Bhalerao, Scientist II & Under Secretary, Environment and Climate Change Department, Government of Maharashtra, having my office address at room no. 217, 2nd floor, Mantralaya, Mumbai – 400 032 do hereby verify and declare that the statements made in the aforesaid paras are true and correct to the best of my knowledge and information and I believe the same to be true and that no material is has been concealed therefrom.

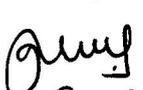
 Solemnly affirmed on this 25<sup>th</sup> day of April, 2023 at Mumbai.

Deponent



**Dattatray Suryakant Bhalerao**  
Scientist II & Under Secretary,  
Environment and Climate Change Department,  
Government of Maharashtra



Identified by  
  
(V.S. Patil)  
Section officer  
Env. & climate change  
Dept.  
Govt. of Maharashtra

**BEFORE ME**

M. D. Patel  
25-4-2023  
Sr. No. 248  
Bk. No. 2

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

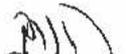
**Item no. 08****Proposal No.:-** SIA/MH/MIS/245445/2021**Type of Project:** Expansion**Subject-** Environment Clearance for Proposed Residential construction project "Avon Vista" at S. No. 8, Hissa no. 3 to 7, 9 to 14, Mhalunge, Tal - Mulshi, Dist - Pune. By Naiknavare Profile Constructions Pvt Ltd.**Project Details-**

Representative of PP Mr. Sagar was present during the meeting along with environmental consultant M/s. VK:e Environmental LLP, Pune.

Brief information of the proposal is as below:

1.	Proposal Number	SIA/MH/MIS/ 139790/2020	
2.	Name of Project	Expansion in Environment Clearance for Proposed Residential project "Avon Vista" at S. No. 8, Hissa no. 3 to 7, 9 to 14, Mhalunge, Tal - Mulshi, Dist - Pune. By Naiknavare Profile Constructions Pvt Ltd.	
3.	Project category	8(a) Building and Construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mrs. Gauri Naiknavare
		Regd. Office address	1204/4, Ghole Road, Shivajinagar, Pune
		Contact number	9850053235
		e-mail	gauri@naiknavare.com
6.	Consultant	VK: e environmental LLP, NABET Certificate no - NABET/EIA/1611/ IA 0014	
7.	Applied for	Expansion	
8.	Details of previous EC	EC granted dated 18th July 2016 vide no. SEAC -III- 2014/CR-369/TC-3	
9.	Location of the project	S. No. 8, Hissa no. 3 to 7, 9 to 14	
10.	Latitude and Longitude	Latitude:18°35'8.45"N Longitude: 73°45'37.65"E	
11.	Total Plot Area (m2)	19,477.81	
12.	Deductions (m2)	-	
13.	Net Plot area (m2)	19,477.81	
14.	Proposed FSI area (m2)	51,727.43	
15.	Proposed non-FSI area (m2)	40,601.37	
16.	Proposed TBUA (m2)	92,328.80	

  
Member Secretary

  
Chairman

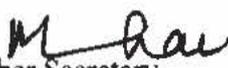
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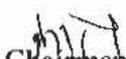
17.	TBUA (m2) approved by Planning Authority till date	49490.89 sqm Sanction no. BMU/203/19 20 dated 13/11/2019.																																																																	
18.	Ground coverage (m2) & %	8518. 51sq.m 43.73 % on Net plot area																																																																	
19.	Total Project Cost (Rs.)	Rs. 220,00,00,000/-																																																																	
20.	CER as per MoEF & CC circular dated 01/05/2018 (Kindly Fill The details as per CER)	Activity	Location	Cost (Rs.)	Duration																																																														
		RCC work for Dwarka School	Mhalunge	1,65,00,000	4 year																																																														
<p>Details of Building Configuration: &lt;Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh&gt;</p> <table border="1"> <thead> <tr> <th colspan="3">Previous EC / Existing Building</th> <th colspan="3">Proposed Configuration</th> <th rowspan="2">Reason for Modification / Change</th> </tr> <tr> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>Building A1</td> <td>LP+UP+21</td> <td>68.60</td> <td>Building A1</td> <td>LP+UP+21</td> <td>68.60</td> <td>1 no. of Tenement reduced</td> </tr> <tr> <td>Building A2</td> <td>LP+UP+21</td> <td>68.60</td> <td>Building A2</td> <td>LP+UP+21</td> <td>68.60</td> <td>No Change</td> </tr> <tr> <td>Building A3</td> <td>LP+UP+21</td> <td>69.05</td> <td>Building A3</td> <td>LP+UP+21</td> <td>69.05</td> <td>41 no of tenements increased</td> </tr> <tr> <td>Building B1</td> <td>LP+UP+21</td> <td>69.05</td> <td>Building B1</td> <td>LP+UP+21</td> <td>69.05</td> <td>No Change</td> </tr> <tr> <td>Building B2</td> <td>LP+UP+21</td> <td>67.05</td> <td>Building B2</td> <td>LP+UP+21</td> <td>67.05</td> <td>40 no of Tenements increased</td> </tr> <tr> <td>Building C</td> <td>LP+UP+21</td> <td>69.05</td> <td>Building B3</td> <td>LP+UP+21</td> <td>69.05</td> <td>41 No of Tenement increased and Name of building changed from C toB3</td> </tr> <tr> <td>Club House</td> <td>--</td> <td>--</td> <td>Club House</td> <td>G+1</td> <td>8.80</td> <td>Addition of new building</td> </tr> </tbody> </table>						Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Building A1	LP+UP+21	68.60	Building A1	LP+UP+21	68.60	1 no. of Tenement reduced	Building A2	LP+UP+21	68.60	Building A2	LP+UP+21	68.60	No Change	Building A3	LP+UP+21	69.05	Building A3	LP+UP+21	69.05	41 no of tenements increased	Building B1	LP+UP+21	69.05	Building B1	LP+UP+21	69.05	No Change	Building B2	LP+UP+21	67.05	Building B2	LP+UP+21	67.05	40 no of Tenements increased	Building C	LP+UP+21	69.05	Building B3	LP+UP+21	69.05	41 No of Tenement increased and Name of building changed from C toB3	Club House	--	--	Club House	G+1	8.80	Addition of new building
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22.	Total number of tenements	616 nos																																																																	

  
Member Secretary

  
Chairman

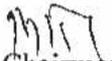
Population		3080			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	277	Fresh Water	277
		Recycled for Gardening	32	Recycled for Gardening	00
		Swimming Pool	06	Swimming Pool	06
		Flushing	139	Flushing	139
		Club House	10	Club House	10
		Total	464	Total	432
		Wastewater generation	383	Wastewater generation	383
24.	Water Storage Capacity for Firefighting / UGT	20 OHWT will be provided for each Building. 600 KLD UGWT will be provided.			
25.	Source of water	Irrigation Department			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-Monsoon: 7.10 bgl Post Monsoon: 3.10 bgl		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	14 no. RWH pits of 2 m X 2m		
		Details of UGT tanks if any:	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	383		
		STP technology:	Constructed Wetland		
		Capacity of STP (CMD):	420 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	08	Segregation and hand over to authorized vendor	
		Wet waste:	12	Segregation and hand over to authorized vendor	
29.	Solid Waste	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	613 Kg/Day	Segregation and hand over to	

  
Member Secretary

  
Chairman

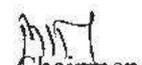
	Management during Operation Phase		authorized vendor
		Wet waste: 919 kg/day	Organic waste converter
		Hazardous waste: 00	NA
		Biomedical waste 00	NA
		E-Waste 4.19 Kg/day	Segregation and hand over to authorized vendor
		STP Sludge (dry) 50.7 Kg/day	Dry Sludge will be used as manure for Gardening
30.	Green Belt Development	Total RG area (m2):	4850.00 Sq.m. (under green belt), 2538.81 Sq.m. (on ground).
		Existing trees on plot:	02
		Number of Trees Planted as per Earlier EC	88
		Number of trees to be planted:	203
		Number of trees to be cut:	00
		Number of trees to be transplanted:	00
31.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	45 MW
		During Operation phase (Connected load):	2040 MW
		During Operation phase (Demand load):	1530 MW
		Transformer:	3 nos X 630 KVA
		DG set:	01 No. x 200 KVA
		Fuel used:	HSD
32.	Details of Energy saving	<p>1) Use of high efficiency lighting fixtures – LED with electronic ballasts.</p> <p>2) Use of electronic ballasts as opposed to the elector-magnetic ballasts shall reduce the loss of energy and improve the operation power factor.</p> <p>3) Common area lights, Street lights &amp; Landscape lights will be selected so as to reduce the consumption of electricity.</p> <p>4) Lighting power density in compliance as per clause 7.3 ECBC-2007. All the pumps shall have minimum 60% efficiency.</p> <p>5) Energy meters shall be installed to monitor the energy consumption for – External lighting, treated water pumping, municipal water pumping, common area etc.</p>	

  
Member Secretary

  
Chairman

		<p>6) Timers will be installed in the outdoor lights so as to minimize the wastage of lighting during un- needed hours.</p> <p>7) All cables will be de- rated to avoid heating during use. This also indirectly reduces losses and improved reliability</p> <p>8) Solar water heating system with Heat pump will be installed for energy saving.</p> <p>9) Latest BIS energy saver Distribution transformers will be installed.</p> <p>Total Energy Saving:17.90%</p>			
33	Environmental Management plan budget during Construction phase	No.	Details	Cost in Lacs	
		1	Water for Dust Suppression	13.63	
		2	Labour Camp toilets & sanitation	4.80	
		3	Health and Safety	4.00	
		4	Health & Checkup of Labour	0.51	
		5	Environment management cell	1.75	
		6	Environmental Monitoring	3.26	
			TOTAL	27.95	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lacs.)	O&M (Lacs)
		Sewage treatment	Sewage Treatment Plant 420 KLD	190.00	18.00
		Solid Waste Management	OWC	13.00	8.00
		Rainwater Harvesting	Recharge Pits	2.00	8.00
		Swimming Pool	--	47.79	3.00
		Landscaping	Development and Maintenance	73.05	2.25
		Energy saving	Solar PV & Solar Water heater	90.66	1.05
		Environmental Monitoring	Environmental Monitoring	00	1.85
		Lightening Arrestor	Lightening Arrestor	15.00	00
	Total	431.5	42.15		

  
Member Secretary

  
Chairman

35.	Traffic Management (Kindly Update the numbers as per revised details)	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	166	656	12323.70 Sq. m.
		2-Wheeler	491	491	
		Bicycles	491	491	
36.	Details of Court cases / litigations w.r.t. the project and project location	Not applicable			

**SEAC Deliberation –**

PP stated that, the project has received the earlier EC vide letter dated 18.07.2016 for the Plot area 19,477.87 sq m, FSI area of 34,577.09 sq m; Non FSI area of 38,846.21 sq m, with a total Built up Area of 73,423.30 sqm. PP also informed that Construction has been completed and occupancy have been given in Completed buildings. PP further stated that the proposed Project was considered earlier in 106th and 120th SEAC-III meeting for appraisal. PP has submitted six Monthly compliance reports to Regional office MoEFCC, Nagpur, however Certified Compliance report is not received.

The project was earlier discussed in 106th SEAC meeting and certain queries were raised. PP submitted the compliance was taken on record in 123rd SEAC meeting and the project was referred to SEIAA with Following observations

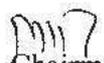
“Committee noted that, there is change in building profile; PP has constructed different profile than approved in EC. After detail deliberation & considering the above said changes in the approved building profile, committee noted that this seems to be a violation case. The expansion/amendment proposal therefore cannot be appraised at this juncture. Committee also noticed that, the PP has not submitted their application as per Notification issued by MoEF & CC dated 14.03.2017 for violation cases, hence Committee decided to refer the application to SEIAA for further necessary action.”

Further the project was discussed in Project was discussed in 231st SEIAA meeting. The deliberations and decision of SEIAA is

Proposal is an amendment in existing Project.

SEAC-3 in its 123th meeting pointed out that, there is change in building profile; PP has constructed different profile than approved in EC. After detail deliberation & considering the above said changes in the approved building profile, SEAC noted that this seems to be a violation case. The expansion/amendment proposal therefore cannot be appraised at this

  
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Chairman

juncture. SEAC also noticed that, the PP has not submitted their application as per Notification issued by MoEF & CC dated 14.03.2017 for violation cases, hence SEAC decided to refer the application to SEIAA for further necessary action.

PP vide letter dated 28.10.2021 submitted that, they have obtained Environment Clearance dated 18.07.2016 for Total BUA of 51,587.80 m<sup>2</sup> for 6 Buildings. PP further stated that, out of 6 buildings approved vide earlier EC PP has completed construction of 3 buildings, construction of 2 buildings is not yet started and one building is constructed up to 7th floor. PP again submitted that, footprint on mother earth is same as per earlier EC and construction initiated is also within the limit of BUA and FSI approved vide earlier EC. PP further submitted that, there are internal changes in Building B2 which will result in increase of 41 tenements after completion of 21 floors for which they have submitted amendment application in February, 2020. PP again submitted that, presently they have constructed building B2 up to 7th floor with total BUA of 4764.11 m<sup>2</sup>.

PP further submitted that, there is a proposal considered in 203<sup>rd</sup> meeting of SEIAA at S.no 14 in which deviation made within the limit of BUA without increase in tenements has not been considered as violation by the SEIAA. The Minutes of the said meeting are as- The EIA Notification, 2006 dated 14.09.2006 has laid down threshold area and the limits for consideration of proposals of building construction under B2 category. Accordingly, when Environment Clearance was already granted once for a specified Built Up Area (BUA), and afterwards Project proponent comes for amendment/expansion, the area for which Environment Clearance is granted is the primary factor in deciding amendment/ expansion. The configuration of buildings submitted for Environment Clearance may vary sometimes, but so long as it is within the limit of area for which Environment Clearance was given, appraisal should be done to determine whether the environmental requirements/ parameters are met. Such proposals cannot be considered as violation in terms of the EIA notification, in case Environment Clearance was granted for a larger area. However, adequacy of environmental requirements/stipulations should be appraised by the SEAC before considering grant of Environment Clearance for amendment/expansion.

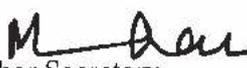
PP requested that, the same precedent may be applied to this case.

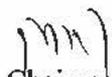
In the view of above, SEIAA is of the opinion that the proposal may not be considered as violation of earlier EC. SEIAA after deliberation decided to refer back the Proposal for appraisal.

SEIAA after deliberation decided to refer back the Proposal for appraisal. Accordingly SEAC appraised the project from Environmental angle and 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) B2.

**During discussion following points emerged:**

1. PP to submit Ro Certified compliance report.

  
Member Secretary

  
Chairman

2. As agreed in compliance Points PP to provide 9 Metrs turning radius with 6 meters internal driveway for smooth movement of vehicles along with fire tender movement .
3. PP to submit the undertaking regarding the compensatory plantation.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**Recommendations of SEAC-**

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

**Deliberation in SEIAA-**

Proposal is expansion in existing construction project.

Proposal was recommended by the SEAC-3 in its 133rd meeting for the grant of Environmental Clearance for total plot area of 19,477.81 m<sup>2</sup>, FSI area of 51,727.43 m<sup>2</sup>, Non FSI area of 40,601.37 m<sup>2</sup> and total BUA of 92,328.80 m<sup>2</sup>.

During the meeting SEIAA observed that, Hon. National Green Tribunal, Western Zone, Pune has passed an Order dated 22.02.2022 in OA No. 07/2022 (WZ) (Shashikant Vitthal Kamble V/s. MoEF&CC & Ors). Vide said order Hon. NGT has sought a report in the matter from Joint Committee consisting of SEIAA, CPCB & MPCB.

In the view of above, SEIAA after deliberation decided to defer the proposal till case before Hon'ble NGT is disposed of.

**SEIAA Decision-**

SEIAA after deliberation decided to defer the proposal.

  
Member Secretary

  
Chairman

T.C.

ENVIRONMENTAL  
CLEARANCE

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

To,

The Director  
NAIKNAVARE PROFILE CONSTRUCTIONS PVT LTD  
1204/4, Ghole Road, Shivajinagar, Pune -411004

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/MIS/245445/2021 dated 16 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | EC23B038MH110760   |
| 2. File No.                                | SIA/MH/MIS/245445/2021   |
| 3. Project Type                            | Expansion  |
| 4. Category                                | B2   |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                         | Environmental clearance for Proposed Amendment in Residential project "Avon Vista" at S. No. 8, Hissa no. 3 to 7, 9 to 14, Mhalunge, Tal - Mulshi, Dist - Pune. By Naiknavare Profile Constructions Pvt Ltd. |
| 7. Name of Company/Organization            | NAIKNAVARE PROFILE CONSTRUCTIONS PVT LTD   |
| 8. Location of Project                     | Maharashtra  |
| 9. TOR Date                                | N/A  |

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

Date: 09/01/2023

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

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

*This is a computer generated cover page.*

PARIVESH

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and Virtuous Environmental Single-Window Hub)



## STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/245445/2021  
 Environment & Climate  
 Change Department  
 Room No. 217, 2<sup>nd</sup> Floor,  
 Mantralaya, Mumbai- 400032.

To  
 M/s.Naiknavare Profile Constructions Pvt Ltd.,  
 S. No. 8, Hissa no. 3 to 7, 9 to 14,  
 Mhalunge, Tal - Mulshi, Dist – Pune.

Subject : Environment Clearance for Proposed Residential construction project  
 “Avon Vista” at S. No. 8, Hissa no. 3 to 7, 9 to 14, Mhalunge, Tal -  
 Mulshi, Dist – Pune by M/s.Naiknavare Profile Constructions Pvt Ltd.

Reference : Application no. SIA/MH/MIS/245445/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 133<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 253<sup>rd</sup> (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/ 139790/2020	
2.	Name of Project	Expansion in Environment Clearance for Proposed Residential project “Avon Vista” at S. No. 8, Hissa no. 3 to 7, 9 to 14, Mhalunge, Tal - Mulshi, Dist - Pune. By Naiknavare Profile Constructions Pvt Ltd.	
3.	Project category	8(a) Building and Construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mrs. Gauri Naiknavare
		Regd. Office address	1204/4, Ghole Road, Shivajinagar, Pune
		Contact number	9850053235
		e-mail	<a href="mailto:gauri@naiknavare.com">gauri@naiknavare.com</a>
6.	Consultant	VK: e environmental LLP, NABET Certificate no - NABET/EIA/1611/ IA 0014	
7.	Applied for	Expansion	
8.	Details of previous EC	EC granted dated 18th July 2016 vide no. SEAC -III- 2014/CR-369/TC-3	

9.	Location of the project	S. No. 8, Hissa no. 3 to 7, 9 to 14																													
10.	Latitude and Longitude	Latitude:18°35'8.45"N Longitude: 73°45'37.65"E																													
11.	Total Plot Area (m2)	19,477.81																													
12.	Deductions (m2)	-																													
13.	Net Plot area (m2)	19,477.81																													
14.	Proposed FSI area (m2)	51,727.43																													
15.	Proposed non-FSI area (m2)	40,601.37																													
16.	Proposed TBUA (m2)	92,328.80																													
17.	TBUA (m2) approved by Planning Authority till date	49490.89 sqm Sanction no. BMU/203/19 20 dated 13/11/2019.																													
18.	Ground coverage (m2) & %	8518. 51sq.m 43.73 % on Net plot area																													
19.	Total Project Cost (Rs.)	Rs. 220,00,00,000/-																													
20.	CER as per MoEF & CC circular dated 01/05/2018 (Kindly Fill The details as per CER)	Activity	Location	Cost (Rs.)	Duration																										
		RCC work for Dwarka School	Mhalunge	1,65,00,000	4 year																										
<p>Details of Building Configuration: &lt;Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh&gt;</p> <table border="1"> <thead> <tr> <th colspan="3">Previous EC / Existing Building</th> <th colspan="3">Proposed Configuration</th> <th rowspan="2">Reason for Modification / Change</th> </tr> <tr> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> <th>Building Name</th> <th>Configuration</th> <th>Height (m)</th> </tr> </thead> <tbody> <tr> <td>Building A1</td> <td>LP+UP+21</td> <td>68.60</td> <td>Building A1</td> <td>LP+UP+21</td> <td>68.60</td> <td>1 no. of Tenement reduced</td> </tr> <tr> <td>Building A2</td> <td>LP+UP+21</td> <td>68.60</td> <td>Building A2</td> <td>LP+UP+21</td> <td>68.60</td> <td>No Change</td> </tr> </tbody> </table>					Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Building A1	LP+UP+21	68.60	Building A1	LP+UP+21	68.60	1 no. of Tenement reduced	Building A2	LP+UP+21	68.60	Building A2	LP+UP+21	68.60	No Change
Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change																									
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)																										
Building A1	LP+UP+21	68.60	Building A1	LP+UP+21	68.60	1 no. of Tenement reduced																									
Building A2	LP+UP+21	68.60	Building A2	LP+UP+21	68.60	No Change																									

	Building A3	LP+UP+21	69.05	Building A3	LP+UP+21	69.05	41 no of tenements increased
	Building B1	LP+UP+21	69.05	Building B1	LP+UP+21	69.05	No Change
	Building B2	LP+UP+21	67.05	Building B2	LP+UP+21	67.05	40 no of Tenements increased
	Building C	LP+UP+21	69.05	Building B3	LP+UP+21	69.05	41 No of Tenement increased and Name of building changed from C toB3
	Club House	--	--	Club House	G+1	8.80	Addition of new building
22.	Total number of tenements			616 nos			
	Population			3080			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	277	Fresh Water	277		
		Recycled for Gardening	32	Recycled for Gardening	00		
		Swimming Pool	06	Swimming Pool	06		
		Flushing	139	Flushing	139		
		Club House	10	Club House	10		
		Total	464	Total	432		
	Wastewater generation	383	Wastewater generation	383			
24.	Water Storage Capacity for Firefighting / UGT	20 OHWT will be provided for each Building. 600 KLD UGWT will be provided.					
25.	Source of water	Irrigation Department					
26.	Rainwater Harvesting	Level of the Ground water table:			Pre-Monsoon: 7.10 bgl Post Monsoon: 3.10 bgl		

	(RWH)	Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	14 no. RWH pits of 2 m X 2m	
		Details of UGT tanks if any:	NA	
27.	Sewage and Wastewater	Sewage generation in CMD:	383	
		STP technology:	Constructed Wetland	
		Capacity of STP (CMD):	420 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	08	Segregation and hand over to authorized vendor
		Wet waste:	12	Segregation and hand over to authorized vendor
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	613 Kg/Day	Segregation and hand over to authorized vendor
		Wet waste:	919 kg/day	Organic waste converter
		Hazardous waste:	00	NA
		Biomedical waste	00	NA
		E-Waste	4.19 Kg/day	Segregation and hand over to authorized vendor
		STP Sludge (dry)	50.7 Kg/day	Dry Sludge will be used as manure for Gardening
30.	Green Belt Development	Total RG area (m2):	4850.00 Sq.m. (under green belt), 2538.81 Sq.m. (on ground).	
		Existing trees on plot:	02	
		Number of Trees Planted as per Earlier EC	88	
		Number of trees to be planted:	203	
		Number of trees to be cut:	00	
		Number of trees to be transplanted:	00	
31.	Power	Source of power supply:	MSEDCL	

	requirement:	During Construction Phase (Demand Load):	45 MW		
		During Operation phase (Connected load):	2040 MW		
		During Operation phase (Demand load):	1530 MW		
		Transformer:	3 nos X 630 KVA		
		DG set:	01 No. x 200 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	<p>1) Use of high efficiency lighting fixtures – LED with electronic ballasts.</p> <p>2) Use of electronic ballasts as opposed to the elector-magnetic ballasts shall reduce the loss of energy and improve the operation power factor.</p> <p>3) Common area lights, Street lights &amp; Landscape lights will be selected so as to reduce the consumption of electricity.</p> <p>4) Lighting power density in compliance as per clause 7.3 ECBC-2007. All the pumps shall have minimum 60% efficiency.</p> <p>5) Energy meters shall be installed to monitor the energy consumption for – External lighting, treated water pumping, municipal water pumping, common area etc.</p> <p>6) Timers will be installed in the outdoor lights so as to minimize the wastage of lighting during un- needed hours.</p> <p>7) All cables will be de- rated to avoid heating during use. This also indirectly reduces losses and improved reliability</p> <p>8) Solar water heating system with Heat pump will be installed for energy saving.</p> <p>9) Latest BIS energy saver Distribution transformers will be installed.</p> <p>Total Energy Saving:17.90%</p>			
33	Environmental Management plan budget during Construction phase	No.	Details	Cost in Lacs	
		1	Water for Dust Suppression	13.63	
		2	Labour Camp toilets & sanitation	4.80	
		3	Health and Safety	4.00	
		4	Health & Checkup of Labour	0.51	
		5	Environment management cell	1.75	
		6	Environmental Monitoring	3.26	
			TOTAL		27.95
34.	Environmental Management	Component	Details	Capital	O&M (Lacs)

	plan Budget during Operation phase			(Lacs.)	
		Sewage treatment	Sewage Treatment Plant 420 KLD	190.00	18.00
		Solid Waste Management	OWC	13.00	8.00
		Rainwater Harvesting	Recharge Pits	2.00	8.00
		Swimming Pool	--	47.79	3.00
		Landscaping	Development and Maintenance	73.05	2.25
		Energy saving	Solar PV & Solar Water heater	90.66	1.05
		Environmental Monitoring	Environmental Monitoring	00	1.85
		Lightening Arrestor	Lightening Arrestor	15.00	00
			<b>Total</b>	<b>431.5</b>	<b>42.15</b>
35.	Traffic Management (Kindly Update the numbers as per revised details)	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	166	656	12323.70 Sq. m.
		2-Wheeler	491	491	
		Bicycles	491	491	
36.	Details of Court cases / litigations w.r.t. the project and project location	Not applicable			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC letter dated 18.07.2016 for the Plot area 19,477.87 m<sup>2</sup>, FSI area of 34,577.09 m<sup>2</sup>; Non FSI area of 38,846.21 m<sup>2</sup> and total BUA of 73,423.30 m<sup>2</sup>. Proposal has been considered by SEIAA in its 253<sup>rd</sup> (Day-4) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit Ro Certified compliance report.
2. As agreed in compliance Points PP to provide 9 Metrs turning radius with 6 meters internal driveway for smooth movement of vehicles along with fire tender movement.
3. PP to submit the undertaking regarding the compensatory plantation.
4. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
5. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. This EC is subject to final outcome in the OA 07/2022 pending before the Hon'ble NGT.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI – 39,829.96 m<sup>2</sup>, Non FSI- 30,935.92 m<sup>2</sup>, Total BUA- 70,765.88 m<sup>2</sup>. (Plan approval No.BMU/C.R.No515/20-21/Mauze-Mhalunge, dated-02.06.2021) (Restricted as per approval).

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

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.

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

**B) Operation phase:-**

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

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

- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

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

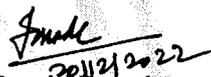
prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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

  
Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

T.C.



28.	SIA/MH/INFRA2/414884/2023	<b>Expansion in Environment Clearance for Proposed Residential project “Avon Vista” at Plot A, S. No. 8/A1 To 8/A9 Mhalunge, Tal - Mulshi, Dist - Pune. By M/s Naiknavare Profile Constructions P. L.</b>
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PP Mrs. Gauri Naiknavare was present during the meeting along with environmental consultant M/s. V:k:e Environmental LLP, Pune.

It is noted that, the PP has submitted the application for Proposed Residential Development “for total plot area 34,091.78 sq.mt, FSI area of 51,727.43 sq.mt, Non FSI area of 40,601.37 sq.mt, and total BUA of 92,328.80 sq.mt

1.	Proposal Number	<b>SIA/MH/INFRA2/414884/2023</b>	
2.	Name of Project	Expansion in Environment Clearance for Proposed Residential project “Avon Vista” at Plot A, S. No. 8/A1 To 8/A9 Mhalunge, Tal - Mulshi, Dist - Pune. By Naiknavare Profile Constructions Pvt. Ltd.	
3.	Project category	8(a) Building and Construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mrs. Gauri Naiknavare
		Regd. Office address	1204/4, Ghole Road, Shivajinagar, Pune
		Contact number	9850053235
		e-mail	gauri@naiknavare.com
6.	Consultant	VK: e environmental LLP, NABET Certificate no - QCI/NABET/ENV/ACO/22/2595	
7.	Applied for	Expansion	
8.	Details of previous EC	EC granted dated 09-01-2023. EC identification no. EC23B038MH110760	
9.	Location of the project	Plot A, S. No. 8/A1 To 8/A9 Mhalunge, Tal - Mulshi, Dist – Pune.	
10.	Latitude and Longitude	Latitude:18°35'8.45"N Longitude: 73°45'37.65"E	
11.	Total Plot Area (m2)	34,091.78	
12.	Deductions (m2)	10,721.87	
13.	Net Plot area (m2)	23,369.91	
14.	Proposed FSI area (m2)	51,727.43	
15.	Proposed Non-FSI area (m2)	40,601.37	

16.	Proposed TBUA (m2)	92,328.80					
17.	TBUA (m2) approved by Planning Authority till date	74,513.3 Sqm Sanction no. BMU/C.R.No 11/22-23/Mouze-Mhalunge dated 01.11.2022, revised plan for full potential submitted to sanctioning authority.					
18.	Ground coverage (m2) & %	8518. 51sq.m 36.45 % on Net plot area					
19.	Total Project Cost (Rs.)	Rs. 220,00,00,000/-					
20.	CER as per MoEF & CC circular dated 01/05/2018 (Kindly Fill The details as per CER)	Activity		Location	Cost (Rs.)	Duration	
		RCC work for Dwarka School		Mhalunge	1,65,00,000	4 year	
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh.>					Reason for Modification / Change	
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building A1	LP+UP+21	68.60	Building A1	LP+UP+21	68.60	No change.
	Building A2	LP+UP+21	68.60	Building A2	LP+UP+21	68.60	No Change.
	Building A3	LP+UP+21	69.05	Building A3	LP+UP+21	69.80	0.75m increase in height due to increase structural element.
	Building B1	LP+UP+21	69.05	Building B1	LP+UP+21	69.05	No change.
	Building B2	LP+UP+21	67.05	Building B2	LP+UP+21	69.05	Typing Error
	Building B3	LP+UP+21	69.05	Building B3	LP+UP+21	69.80	0.75m increase in height due to increase structural element.
	Club House	G+1	8.80	Club House	G+1	8.80	No change.

22.	Total number of tenements	616			
	Population	3080			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	277	Fresh Water	277
		Recycled for Gardening	32	Recycled for Gardening	00
		Swimming Pool	06	Swimming Pool	06
		Flushing	139	Flushing	139
		Club House	10	Club House	10
		Total	464	Total	432
		Wastewater generation	383	Wastewater generation	383
24.	Water Storage Capacity for Firefighting / UGT	20 Cum OHWT will be provided for each Building. 600 Cum UGWT will be provided.			
25.	Source of water	Irrigation Department			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre-Monsoon: 7.10 bgl Post Monsoon: 3.10 bgl	
		Size and no of RWH tank(s) and Quantity:		NA	
		Quantity and size of recharge pits:		14 no. RWH pits of 2 m X 2m	
		Details of UGT tanks if any:		NA	
27.	Sewage and Wastewater	Sewage generation in CMD:		383	
		STP technology:		Constructed Wetland	
		Capacity of STP (CMD):		420 KLD	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	08	Segregation and hand over to authorized vendor	
		Wet waste:	12	Segregation and hand over to authorized vendor	
29.	Solid Waste Management	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	613	Segregation and hand over to	

	during Operation Phase			authorized vendor
		Wet waste:	919	Organic waste converter
		Hazardous waste:	00	NA
		Biomedical waste	00	NA
		E-Waste	4.19	Segregation and hand over to authorized vendor
		STP Sludge (dry)	50.7	Dry Sludge will be used as manure for Gardening
30.	Green Belt Development	Total RG area (m2):	2791.26 Sq.m. – Open Space 1 (on ground), 205.45 Sq.m. – Open Space 2 (on ground).	
		Existing trees on plot:	02	
		Number of Trees Planted as per Earlier EC	88	
		Number of trees to be planted:	203	
		Number of trees to be cut:	00	
		Number of trees to be transplanted:	00	
31.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	45 KW	
		During Operation phase (Connected load):	2040 KW	
		During Operation phase (Demand load):	1530 KW	
		Transformer:	3 Nos. X 630 KVA	
		DG set:	01 No. x 250 KVA	
		Fuel used:	HSD	
32.	Details of Energy saving	<p>1) Use of high efficiency lighting fixtures – LED with electronic ballasts.</p> <p>2) Use of electronic ballasts as opposed to the elector-magnetic ballasts shall reduce the loss of energy and improve the operation power factor.</p> <p>3) Common area lights, Street lights &amp; Landscape lights will be selected so as to reduce the consumption of electricity.</p> <p>4) Lighting power density in compliance as per clause 7.3 ECBC-2007. All the pumps shall have minimum 60% efficiency.</p> <p>5) Energy meters shall be installed to monitor the energy consumption for – External lighting, treated water pumping, municipal water pumping, common area etc.</p> <p>6) Timers will be installed in the outdoor lights so as to minimize the wastage of lighting during un- needed hours.</p> <p>7) All cables will be de- rated to avoid heating during use. This also indirectly reduces losses and improved reliability</p> <p>8) Solar water heating system with Heat pump will be installed for</p>		

		energy saving. 9) Latest BIS energy saver Distribution transformers will be installed.  Total Energy Saving: 17.90%				
33	Environmental Management plan budget during Construction phase	No.	Details		Cost ( Lakh)	
		1	Water for Dust Suppression		13.63	
		2	Labour Camp toilets & sanitation		4.80	
		3	Health and Safety		4.00	
		4	Health & Checkup of Labour		0.51	
		5	Environment management cell		1.75	
		6	Environmental Monitoring		3.26	
			TOTAL		27.95	
34.	Environmental Management plan Budget during Operation phase	Component		Details	Capital (Lakh .)	O&M (Lakh)
		Sewage treatment		Sewage Treatment Plant 420 KLD	190.00	18.00
		Solid Waste Management		OWC	13.00	8.00
		Rainwater Harvesting		Recharge Pits	2.00	8.00
		Swimming Pool		--	47.79	3.00
		Landscaping		Development and Maintenance	73.05	2.25
		Energy saving		Solar PV & Solar Water heater	90.66	1.05
		Environmental Monitoring		Environmental Monitoring	00	1.85
		Lightening Arrestor		Lightening Arrestor	15.00	00
				Total	431.5	42.15
35.	Traffic Management (Kindly Update the numbers as per revised details)	Type	Required as per DCR	Actual Provided	Area per parking (m2)	
		4-Wheeler	166	656	10.57 Sq.m	
		2-	491	491	2 Sq.m	

		Wheeler			
		Bicycles	491	491	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			National Green Tribunal Western Zone Bench, Pune – Original Application No. 07/2022	

**Deliberations:**

PP informed that the total proposal for FSI area of 51,727.43 sq.mt, Non FSI area of 40,601.37 sq.mt, and total BUA of 92,328.80 sq.mt was appraised previously in 133<sup>rd</sup> meeting of SEAC-3. However, as per sanction received from planning authority dt. 02.06.2021, the previous EC vide EC identification no. EC23B038MH110760 dated 09-01-2023 was granted only for total build up area of 70765.88 sqmt.

Now PP has received sanction from PMRDA vide BMU/C.R.11/22-23/ Mouza Mhalunge/S.No./G.No.CTS No.8/A1 to 8/A9 dt. 01.11.2022 for FSI area of 48003.54 sq.mt, Non FSI area of 40601.37 (including services) sq.mt, and total BUA of 88604.91 sq.mt.

PP informed that there is no change in the proposal.

The case was discussed on the basis of the documents submitted and presentation made by the proponent. All issues relating to environment, including air, water, land, soil, ecology, biodiversity and social aspects were examined. The proposal is appraised as category 8(a) B2.

**Decision: -**

**After deliberation, Committee decided to recommend the proposal for Environmental Clearance to SEIAA for FSI area of 48003.54 sq.mt, Non FSI area of 40601.37 (including services) sq.mt, and total BUA of 88604.91 sq.mt**

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