सत्यमेव जयते

File No: SIA/MH/INFRA2/525106/2025

Government of India

Ministry of Environment, Forest and Climate Change

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

***

Dated **12/09/2025**

To,

Subhash Sakore
SHREE DATTA MANGALAM ASSOCIATES
1st Floor Life Ville, PK chowk above Raymand Shop, Pimple Saudagar, Pune, Pimple Saudagar, PUNE, MAHARASHTRA, Above Raymond Shop, , 411027
dnd@mangalamlandmark.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Expansion in Residential Project 'Miraya' at Survey Number – 286(P), Village Borhadewadi, Dehu Road Moshi, Taluka – Haveli, Dist. - Pune 412105 by M/s Shree Datta Mangalam Associates. submitted to Ministry vide proposal number SIA/MH/INFRA2/525106/2025 dated 22/02/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3801MH5642869N
(ii) File No.	SIA/MH/INFRA2/525106/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Expansion in Residential Project 'Miraya' at Survey Number – 286(P), Village Borhadewadi, Dehu Road Moshi, Taluka – Haveli, Dist. - Pune 412105 by M/s Shree Datta Mangalam Associates.
(viii) Name of Company/Organization	SHREE DATTA MANGALAM ASSOCIATES
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Survey Number – 286(P) , Village Borhadewadi , Dehu Road Moshi , Taluka – Haveli , Dist. -

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

4. The above-mentioned proposal has been considered by State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 13/08/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).

6. The SEIAA, in its meeting held on 13/08/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).

7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Subhash Sakore under the provisions of EIA Notification, 2006 and as amended thereof.

8. The Ministry reserves the right to stipulate additional conditions, if found necessary.

9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	1. PP to submit revised Fire NoC. 2. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2)of the Environment (Protection) Act, and the inter-state boundaries. 3. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same. 4. PP to prepare and implement plan to make proposed project a plastic free zone.

S. No	EC Conditions
	5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. 6. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. 8. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Total BUA	Total BUA	59412.69	4588.71	64001.4	Sq. m	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/525106/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Shree Datta Mangalam Associates,
Survey Number – 286(P), Village Borhadewadi,
Dehu Road Moshi, Taluka – Haveli, Dist. – Pune.

Subject : Environment clearance for Expansion in Residential Project 'Miraya' at Survey Number – 286(P), Village Borhadewadi, Dehu Road Moshi, Taluka – Haveli, Dist. - Pune 412105 by M/s Shree Datta Mangalam Associates

Reference : Application no. SIA/MH/INFRA2/525106/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 224th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 301st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 13th August, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/525106/2025	
2	Name of Project	Proposed Expansion in Residential Project 'Miraya' by M/s. Shree Datta Mangalam Associates.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Shree Datta Mangalam Associates Mr. Subhash Sakore
		Regd. Office address	1st Floor, Life Ville, PK Chowk, above Raymond Shop, Pimple Saudagar, Pune, Maharashtra 411027
		Contact number	9011 075687
		e-mail	planning.mangalamlandmarks@gmail.com
6	Consultant	Ace Environment Accredited Certificate No. NABET/EIA/23-26/IA 0133 dated 13.03.2024 valid till 08.12.2026	
7	Applied for	Expansion in EC	
8	Details of previous EC	EC vide no. EC24B038MH174926 dated 03.01.2024	
9	Location of the project	Survey Number – 286(P), Village Borhadewadi, Dehu Road Moshi, Taluka – Haveli, Dist. - Pune 412105	
10	Latitude and Longitude	Latitude - 18°40'40.83"N Longitude- 73°50'44.47"E	
11	Total Plot Area (m²)	8800.00 m²	
12	Deductions (m²)	454.96 m²	
13	Net Plot area(m²)	8345.04 m²	

14	Proposed FSI area(m²)	47368.68 m²					
15	Proposed non-FSI area(m2)	16632.72 m²					
16	Proposed TBUA (m²)	64001.40 m²					
17	TBUA (m^2) approved by planning Authority till date	In process					
18	Ground coverage (m²) &%	2761.78 sq. m (33.09 % of Net plot area)					
19	Total Project Cost (Rs.)	Rs.150.8 /-Cr.					
20	CER as per MoEF & Circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		Not applicable as per OM dtd. 25.02.2021					
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
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Bldg. A	B+P+18Floors	55.40	Bldg. A	BP+GP+18 Floors	55.40	Change in building Footprint
	Bldg. B	B+P+14Floors	43.80	Bldg. B	2BP+GP+18 Floors	55.40	Increased by 1 basement & 4 floors
	Bldg. C	2B+P+14Floors	43.80	Bldg. C	2B+GP+18 Floors	55.40	Increased by 4 floors
	Bldg. D	2B+P+18Floors	55.40	Bldg. D	2B+GP+18 Floors	55.40	No change
	Club House	G+1	6	Club House-1	G+1	6	No Change
	-	-	-	Club House-2	G+1	6	Newly Added
22	Total number of tenements	Number of tenements- Residential: 495 nos. Number of expected users - 2475 Nos.					
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	228	Fresh Water	228		
		Recycled water (flushing)	112	Recycled water (flushing)	112		
		Recycled water (gardening)	9	Recycled water (gardening)	0		
		Swimming pool	0	Swimming pool	0		
		Total	349	Total	340		
		Waste Water generation	305	Waste Water generation	305		
24	Water Storage Capacity for Firefighting/ UGT	Domestic water tank - 510 m^3 Fire Fighting Tank- 600 m^3					
25	Source of water	PCMC					
26	Rainwater Harvesting (RWH)	Level of the Ground water table	Pre-Monsoon: 10 – 12 m BGL Post Monsoon: 7 – 8 m BGL				
		Size and no. of RWH tank(s) and Quantity	NA				
		Quantity and size of recharge pits	4 nos. 2 m X 2 m X 2 m				
		Details of UGT tanks if any	NA				
27	Sewage and Wastewater	Sewage generation in CMD	305				
		STP technology	MBBR				

		Capacity of STP (CMD)	1 No. of 330	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment/disposal
		Dry waste	15 kg/day	Handed over to municipal facility for disposal
		Wet waste	10 kg/day	-
		Construction waste	At actual	Utilized on site at maximum extent. Rest handed over to local body
29	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal
		Dry waste	495 kg/day	Handed over to Authorized Agency for disposal
		Wet waste	743 kg/day	Treated in OWC
		Hazardous waste	Negligible	
		Biomedical waste	Biomedical waste like Mask, Gloves, Face shields etc. (required for Pandemic situation)	Shall be segregated at designated place near OWC and shall be given to authorized vendor for management.
		E-Waste	7 Kg/day	Handed over to Authorized recycler for further handling & disposal purpose.
		STP Sludge (dry)	30 kg/day	Used as manure for gardening
30	Green Belt Development	Total RG area (m^2)		Total Green area (required): 878.42 m^2 Total Green area (Proposed): 1024.29 m^2
		Existing trees on plot		4
		Number of trees to be planted		110
		Number of trees to be cut		2
		Number of trees to be transplanted		Nil
		Number of trees to be retained:		2
		Number of compensatory trees		22
		Total nos. of tree to be planted		130
31	Power	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load)		75 KW
		During construction phase DG set		82.5 KVA
		During Operation phase (Connected load)		3774 KW
		During Operation phase (Demand load)		1869 KW
		Transformer		3 X 630 KVA & 1 X 315 KVA
		DG set		1 X 400 KVA
		Fuel used		Diesel
32	Details of Energy saving	Total Saving = 21.45 % Total Saving with Solar – 17.6%		
33	Environmental Management plan budget during Construction phase	Type	Details	Total Cost (Rs. Lakhs)
		Capital Cost (Rs. Lakhs)	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets& Debris Management	10
		O & M Cost (Rs. Lakhs	Water for Dust Suppression	2
			Site Sanitation, Disinfection & Safety	1.5

		per annum)	Environmental Monitoring		2		
			Health Check up		2.5		
			Environment Management Cell		9.0		
			Total	17.00			
34	Environmental Management plan Budget during Operation phase	Component	Details	Capital cost (Rs. Lakhs)	O&M (Rs.in Lakhs/Y)		
		Sewage treatment	STP Operation and its maintenance		98.55	17.43	
		RWH	Recharging existing ground water table		14.30	0.43	
		Solid Waste	Collection Segregation and management of MSW		18.20	4.53	
		Green belt development	Plantation of new trees and maintenance of existing trees		8.39	4.44	
		Energy saving	Energy saving measures		102.49	5.63	
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure		-	3.0	
		Disaster Management	Emergency preparedness plan to develop and implement on site		75	15	
		Environment Management Cell	To implement environmental mitigation measures		-	10.2	
		Biomedical Waste Management	Handling segregation and management of waste like mask, shields, PPE kits etc.		-	1.2	
		Total		316.93	61.86		
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m^2)		
		4-Wheeler	248	360	12.5		
		2-Wheeler	495	0			
		Bicycles	-	-			
36	Details of Court cases/ litigations w.r.t. the project and project location if any				NA		

The comparative details are as below -

Sr. No	Particular	Details as per EC dated- 03.01.2024	As per Expansion in EC	Remark
	Plot area (in Sq. m)	8800	8800	No Change
2.	Deduction (in Sq. m)	0	454.96	Deducted by 454.96 Sq. m (15.75 sq. m of DP road & 439.21 sq. m of Amenity Space)
3.	Net plot area (in Sq. m)	8800	8345.04	Decreased by 454.96 Sq. m
4.	FSI Area (in Sq. m)	47520	47368.68	Decreased by 151.32 Sq. m
5.	Non FSI area (in Sq. m)	11892.69	16632.72	Increased by 4740.03 Sq. m
6.	Total Construction B/UP area (in Sq. m)	59412.69	64001.40	Increased by 4588.71 Sq. m

7.	Project cost (in Cr.)	140/-	150.8/-	Increased by Rs.10.8/-
8.	Building Configuration	Bldg. A - B+P+18 Floors	Bldg. A – B+P+18 floors	Change in building Footprint (work not started)
		Bldg. B - B+P+14 Floors	Bldg. B – 2B+P+18 Floors	Increased by 1 basement & 4 floors (1 Basement +1st Parking Slab Work in progress)
		Bldg. C - 2B+P+14 Floors	Bldg. C - 2B+P+18 Floors	Increased by 4 floors (14th Floor slab work Completed)
		Bldg. D - 2B+P+18 Floors	Bldg. D - 2B+P+18 Floors	No change (17th Floor slab work Completed)
		Club House - G+1	Club House 1 - G+1	No change
9.	Club house	-	Club House 2 - G+1	Newly Added
10.	No. of tenements (nos.)	512	495	Decreased by 17 nos.
11.	Occupancy/ Users (in nos.)	2560	2475	Decreased by 85 nos.
12.	Domestic water (m^3/day)	235	228	Decreased by 7 m3/day
13.	Flushing water (m^3/day)	115	112	Decreased by 3 m3/day
14.	Gardening water (m^3/day)	9	9	No change
15.	Swimming pool	0	0	No change
16.	Sewage generation(m^3/day)	315	305	Decreased by 10 m^3/day
17.	STP capacity (in KLD)	330	330	No change
18.	No. of recharge pits	4	4	No change
19.	Dry waste (kg/day)	512	495	Decreased by 17 Kg/day
20.	Wet waste (kg/day)	768	743	Decreased by 25 Kg/day
21.	Sludge generation (Kg/day)	32	30	Decreased by 2 Kg/day
22.	Total Connected Load (KW)	3782	3774	Decreased by 8 KW
23.	Maximum Demand Load (KW)	1600	1869	Increased by 269 KW
24.	No. of DG sets (KVA)	1 X 400 KVA	1 X 400 KVA	No change
25.	No. of transformers (KVA)	3 X 630 KVA	3 X 630 KVA & 1 X 315 KVA	Increased by 315 KVA
26.	RG Area (sq.mt)	880	878.42	Decreased by 1.58 sq. m

3. Proposal is an expansion of existing construction project. PP has obtained first EC vide Letter No. EC24B038MH174926 dated 03.01.2024 for total BUA of 59,412.69 m2. Proposal was considered by SEIAA in its 301st (Day-3) meeting held on 13th August, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit revised Fire NoC.
2. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2)of the Environment (Protection) Act, and the inter-state boundaries.
3. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
6. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 878.42 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.

6. SEIAA decided to grant EC for FSI-47368.68 m2, Non FSI- 16632.72 m2, total BUA-64001.40 m2. (Plan approval No. BP/EC/ Borhadewadi/02/2025 dated 21.07.2025).

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 give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.

V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.

VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

VII. PP to provide adequate electric charging points for electric vehicles (EVs).

VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.

IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.

XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO2, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental

protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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

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

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

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

Jayashree Bhoj (IAS)
(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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signed by
Jayashree Shrikant Bhoj
Date: 12-09-2025 13:56:57
Reason: Verified and signed