



File No: SIA/MH/INFRA2/552453/2025

Government of India

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



Date 23/12/2025



To,

Mr Nilesh suresh purkar
SANIKET INFRATECH LLP
CTS NO. 37/6,101,SANIKET HOUSE,LANE NO.6, PRABHAT ROAD, ERANDAWANE, PUNE ,
PUNE, PUNE, MAHARASHTRA, 411017
ajay@saniket.in

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/552453/2025 dated 14/10/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3812MH5611883N
(ii) File No.	SIA/MH/INFRA2/552453/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vi) Description of Project	Environmental Clearance for the proposed expansion of the residential construction project 'WYCE EXCLUCITY' located at S. No. 348/4, Siddharth Nagar, near Hotel D Palace, Bavdhan (Bk), Pune District, by M/s. Saniket Infratech LLP."
(vii) Name of Project	
(viii) Name of Company/Organization	SANIKET INFRATECH LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-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 , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr Nilesh suresh purkar under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance 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. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. This issues with the approval of the Competent Authority

Annexure 1

1. Specific

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> 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. PP to provide Swept path analysis. PP to submit undertaking for sustainable water supply. Committee noted that the Project Proponent (PP) is not in compliance with Point No. 4 of the Drainage NOC. The PP must either modify the rainwater recharge pits to meet the requirements of the Drainage NOC or submit a revised NOC/clarification from the concerned authority. It is noted that, the fire tender is not accessible to the centre square part of the building, PP to ensure to provide sufficient fire hazard mitigation measures like fire hydrant, sprinklers etc. During the meeting, Committee suggested the Provision of E-vehicles for connecting nearby social infrastructure. PP to prepare and implement plans to make proposed project a plastic free zone. 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. 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. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Annexure 2

Details of the Project

S. No.	Particulars	Details				
a.	Details of the Project	Environmental Clearance for the proposed expansion of the residential construction project 'WYCE EXCLUCITY' located at S. No. 348/4, Siddharth Nagar, near Hotel D Palace, Bavdhan (Bk), Pune District, by M/s. Saniket Infratech LLP."				
b.	Latitude and Longitude of the project site	18.51707873174265,73.77440994214788 18.51933491150435,73.77627194411902				
c.	Land Requirement (in Ha) of the project or activity	<table border="1"> <thead> <tr> <th>Nature of Land involved</th> <th>Area in Ha</th> </tr> </thead> <tbody> <tr> <td>Non-Forest Land (A)</td> <td>4.0375</td> </tr> </tbody> </table>	Nature of Land involved	Area in Ha	Non-Forest Land (A)	4.0375
Nature of Land involved	Area in Ha					
Non-Forest Land (A)	4.0375					

S. No.	Particulars	Details			
		Nature of Land involved			
		Forest Land (B)			
		Total Land (A+B)			
d.	Date of Public Consultation	Public consultation for the project was held on			
e.	Rehabilitation and Resettlement (R&R) involvement	NO			
f.	Project Cost (in lacs)	90000			
g.	EMP Cost (in lacs)	1385			
h.	Employment Details				

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Proposed expansion of the residential construction project 'WYCE EXCLUCITY'	By-Product	0	0	0	NA	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/552453/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Saniket Infratech LLP.
S. No. 348/4, Siddharth Nagar,
near Hotel D Palace, Bawdhan (Bk),
Dist. Pune

Subject : Environmental Clearance for the proposed expansion of the residential construction project 'WYCE EXCLUCITY' located at S. No. 348/4, Siddharth Nagar, near Hotel D Palace, Bawdhan (Bk), Pune District, by M/s. Saniket Infratech LLP.

Reference : Application no. SIA/MH/INFRA2/552453/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 225th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 313th (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 5th December, 2025.

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

1. Proposal Number	TOR :- SIA/MH/INFRA2/546714/2025 EC:- SIA/MH/INFRA2/552453/2025		
2. Name of Project	Proposed Residential Construction Project "WYCE Exclucity" at S. No. 348/4, Siddharth Nagar, Near Hotel D Palace, Bawdhan (B), Pune Dist.. M/S. Saniket Infratech LLP		
3. Project category	'8 (b) B1'		
4. Type of Institution	Private		
5. Project Proponent	Name	Mr. Nilesh Suresh Purkar	
	Regd. Office address	M/S. Saniket Infratech LLP, CTS No. 37/6, 101, Saniket House, Lane No. 6, Prabhat Road, Erandawane, Pune	
	Contact / e-mail	Ajay@sanket.in 9921119555	
6. Consultant	OpenArch Design & Enviro Solutions LLP Office No. 1104 & 1005, Real Tech Park, Sector 30 A, Near Vashi Railway Station, Vashi, Navi Mumbai - 400705 400703 Accreditation No: NABET/EIA/24-27/RA		

		0356			
7. Applied for	Expansion Project				
8. Details of previous EC	SIA/MH/INFRA2/485180/2024 dated 3/1/2025				
9. Location of the project	S. No. 348/4, Siddharth Nagar, Near Hotel D Palace, Bavdhan (B), Pune Dist.				
10. Latitude and Longitude	Latitude - 18°31'5.34"N Longitude - 73°46'30.93"E				
11. Total Plot Area (m2)	40,375.00 Sq.Mt.				
12. Deductions (m2)	4,800.00 Sq.Mt.				
13. Net Plot area (m2)	35,575.00 Sq.Mt.				
14. Proposed FSI area (m2)	1,70,133.85 Sq.Mt.				
15. Proposed Non-FSI area (m2)	91,669.37 Sq.Mt.				
16. Proposed TBUA (m2)	2,61,803.22 Sq.Mt.				
17. TBUA (m2) approved by Planning Authority till date	Approved FSI area (sq. m.):- 1,70,133.85 Approved Non FSI area (sq. m.):- 91,669.37 Sanction B.P. no: Gt no 348/4, BP No -3310/827 Date of Approval: 02/05/2025				
18. Ground coverage (m2) & %	31,800.00 Sq M. 78.78%				
19. Total Project Cost (Rs.)	Previous Cost: 325 Cr. Proposed Cost: 750 Cr. Total Cost: 1075 Cr.				
20. CER as per MoEF & CC circular dated 01/05/2018	According to OM no. F. No 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan				
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			
22	Building Configuration Name	Height (m)	Building Name	Configuration	Height (m)
	I WING	45.35	Building - A	B1+G+3P+35 Fl.	128.55
	F WING	45.35	Building - B	B1+G+3P+33 Fl.	122.15
	E WING	45.35	Building - C	B1+G+3P+35 Fl.	128.55
	D WING	45.35	Building - D	B1+G+3P+33 Fl.	122.15
	C WING	45.35	Building - E	B1+G+3P+33 Fl.	122.15
	INCL. HSG. 1	45.80	Building - F	B1+G+3P+35 Fl.	128.55
	INCL. HSG. 2	42.80	Building - G	B2+B1+G+3P+33 Fl.	122.15
			Building -	B2+B1+G+3P+35	128.55

			H	Fl.				
			Building - I	B1+G+3P+35 Fl.	128.55			
			Inclusive Housing - 1	B1+G+19 Fl.	60.80			
23	Total number of tenements		Resi. Tenements - 1280 No's, Incl. MHADA Resi. Population-- 6400 No's, Incl. MHADA					
24	Water Budget		Dry Season (CMD)		Wet Season (CMD)			
			Fresh Water	672.00	Fresh Water	672.00		
			Recycled (Flushing)	288.00	Recycled (Flushing)	288.00		
			Recycled (Gardening)	21.35	Recycled (Gardening)	00		
			Total	981.35	Total	960.00		
			Waste water generation	864	Waste water generation	864		
25	Water Storage Capacity for Firefighting / UGT (m ³)				Firefighting - Underground water tank (CMD): 400 CMD Firefighting - Overhead water tank (CMD): 20.00 for Each Building			
26	Source of water				PMC			
27	Rainwater Harvesting (RWH)	Level of the Ground water table:		Post Monsoon: 14-16M Pre-Monsoon: 16 - 18 M,				
		Size and no of RWH tank(s) and Quantity:		1.5m X 1.5m X 2m				
		Quantity and size of recharge pits:		Surface recharge pits-10 Nos Rooftop recharge pits-11 Nos Total recharge pits- 21 Nos.				
	Details of UGT tanks if any:		Domestic Capacity:1009 CMD Flushing UG Tank Capacity:434 CMD Fire Fighting Capacity:400 CMD					
28	Sewage and Wastewater	Sewage generation in CMD:		448.2 + 353.7 + 62.10				
		STP technology		MBBR				
		Capacity of STP (CMD):		450 KLD + 360 KLD + 70 KLD				
29	Solid Waste Management during Construction Phase	Type		Quantity (kg/d)	Treatment / disposal			
		Dry waste:		NA	NA			
		Wet waste:		NA	NA			
		Construction waste		Excavation: 153345 cum	Top Soil: 16415cum, Murrum: 28140 cum Hard Rock:			

				108790 cum
30	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	1280	Dry waste will be sent for recycling to agency PMC	
	Wet waste:	1920	Wet waste will be converting to compost by using OWC	
	Hazardous waste:	NA	NA	
	Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.	
	E-Waste	18	Handed over to authorized vendor	
	STP Sludge (dry)	72.2	STP sludge sent to SWM site for converting in to compost	
31	Green Belt Development	Total RG area (m2)	3557.87 Sq M	
	Existing trees on plot	44 Nos		
	Number of trees to be planted	789 Nos		
	Number of trees to be cut	22 Nos		
	Number of trees to be retained	22 Nos		
32.	Power requirement:	Source of power supply:	MSCDCL	
	During Construction Phase (Demand Load):	200 KW		
	During Operation phase (Connected load):	13453 kVA.		
	During Operation phase (Demand load):	6546 kVA		
	Transformer:	14 Nos. of 630 KVA		
	DG set:	2 Nos. of 625 KVA 2 Nos. of 500 KVA 1 Nos. of 75 KVA		
	Fuel used:	Diesel		
33.	Details of Energy saving	Energy saving Due to use of solar PV is 6%.		

34.	Environmental Management plan budget during Construction phase	Type	Details		Cost
		Air	Dust suppression measures and barricading		-
		Land	Site Sanitation & Safety		-
		Env. management	Environmental Monitoring		-
		Health & safety	Disinfection and Health Check-ups		-
35.	Environmental Management plan Budget during Operation phase	Component	Capital (Rs.)	O&M (Rs./Y)	
		Sewage treatment	298.95 Lacs	40.75 Lacs/year	
		RWH	63.00 Lacs	3.15 Lacs/year	
		Solid Waste	49.00 Lacs	11.49 Lacs/year	
		Green belt development	150.00 Lacs	15.00 Lacs/year	
		Energy saving	148.5. Lacs	74.25 Lacs/year	
		Env. Monitoring	-	1.2 Lacs/year	
		Diasater management	84.00 Lacs	-	
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	1363	1315	12.5
		2-Wheeler	1344	1247	2
37.	Details of Courtcases / litigations w.r.t.the project and project location if any.				NA

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Parameter	As Per Previous EC SIA/MH/INFRA2/485180/2 024 Dated 03 January 2025	As per Proposed	Remark
Plot Area	40375 Sq.Mt.	40375 Sq.Mt.	Same
Deduction	4800 Sq.Mt.	4800 Sq.Mt.	Same
Net Plot	35575 Sq.Mt.	35575 Sq.Mt.	Same
FSI	24396.61 Sq.Mt.	170133.85 Sq.Mt.	145737.24 Sqm Increase
Non FSI	95018.42 Sq.Mt.	91669.37 Sq.Mt.	3349.05 Sqm Decrease
BUA	119415.03 Sq.Mt.	261803.22 Sq.Mt.	142388.19 Sqm Increase
	Configuration	Height	Bldg. Configuration Height Difference

Bldg. name			name		t	e	
I WING	B1+G+3 Podium+ Floors	9	45.35	Buildin g - I	B1+G+3P+35 Fl.	140	Proposed: 1.26 floors are added; 2.94.65 m increased in height
F WING	B2+B1+G+3 Podium+ Floors	9	45.35	Buildin g - F	B2+B1+G+3P+ 33 Fl.	130	Proposed: 1.24 floors are added; 2.84.65 m increased in height
E WING	B2+B1+G+3 Podium+ Floors	9	45.35	Buildin g - E	B1+G+3P+35 Fl.	126	Proposed: 1.26 floors are added; 2.80.65 m increased in height
D WING	B1+G+3 Podium+ Floors	9	45.35	Buildin g - D	B1+G+3P+33 Fl.	132	Proposed: 1.24 floors are added; 2.86.65 m increased in height
C WING	B1+G+3 Podium+ Floors	9	45.35	Buildin g - C	B1+G+3P+35 Fl.	128.5 5	Proposed: 1.26 floors are added; 2.83.2 m increased in height
INCL. HSG. 1	B1+G+ Floors	14	45.80	Inclusiv e Housin g - 1	B1+G+19 Fl.	60.80	Proposed: 1.5 floors are added; 2.15 m increased in height
INCL. HSG. 2	B2+B1+G+13 Floors		42.80				
				Buildin g - A	B1+G+3P+35 Fl.	128.5 5	
				Buildin g - B	B1+G+3P+33 Fl.	122.1 5	
				Buildin g - G	B2+B1+G+3P+ 33 Fl.	122.1 5	
				Buildin	B2+B1+G+3P+	128.5	

		g - H 35 Fl.	5	
Resi. Tenements – 168 Nos. Population – 840 No's.		Resi. Tenements – 1280 No's, Incl. MHADA Resi. Population – 6400 No's, Incl. MHADA		1112 No's of tenements increases 5560 No's of population increases
Total Water	204.95 KLD	981.35 KLD		776.4 KLD Increases
STP Generation	165.24 KLD	864 KLD		698.76 KLD Increase
STP Capacity	180 KLD	880 KLD		700 KLD Increase
Electrical load	Total Operation phase Demand load 2571 KVA	6546 KVA		3975 KVA Increase
OWC	Total = 680 Kg/day	Total = 4017 Kg/day		Total = 3337 Kg/day Increase
Landscap e	RG Area = 3557.87 Sqm	RG Area = 3557.87 sqm		RG Area = Same

3. PP had obtained earlier EC vide Letter No. SIA/MH/INFRA2/485180/2024 dated 03.01.2025 for total BUA of 119415.03m². Proposal has been considered by SEIAA in its 313th (Day-4) meeting held on 5th December, 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:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to provide Swept path analysis.
3. PP to submit undertaking for sustainable water supply.
4. Committee noted that the Project Proponent (PP) is not in compliance with Point No. 4 of the Drainage NOC. The PP must either modify the rainwater recharge pits to meet the requirements of the Drainage NOC or submit a revised NOC/clarification from the concerned authority.
5. It is noted that, the fire tender is not accessible to the centre square part of the building, PP to ensure to provide sufficient fire hazard mitigation measures like fire hydrant, sprinklers etc.

6. During the meeting, Committee suggested the Provision of E-vehicles for connecting nearby social infrastructure.
7. PP to prepare and implement plans to make proposed project a plastic free zone.
8. 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.
9. 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.
10. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
11. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 3557.87m² 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 after deliberation decided to grant EC for-FSI 1,70,133.85m², Non FSI- 91,669.37m², total BUA 2,61,803.22m². (Plan approval No. Gt no 348/4, BP No - 3310/827, dated 02.05.2025)

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 give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on

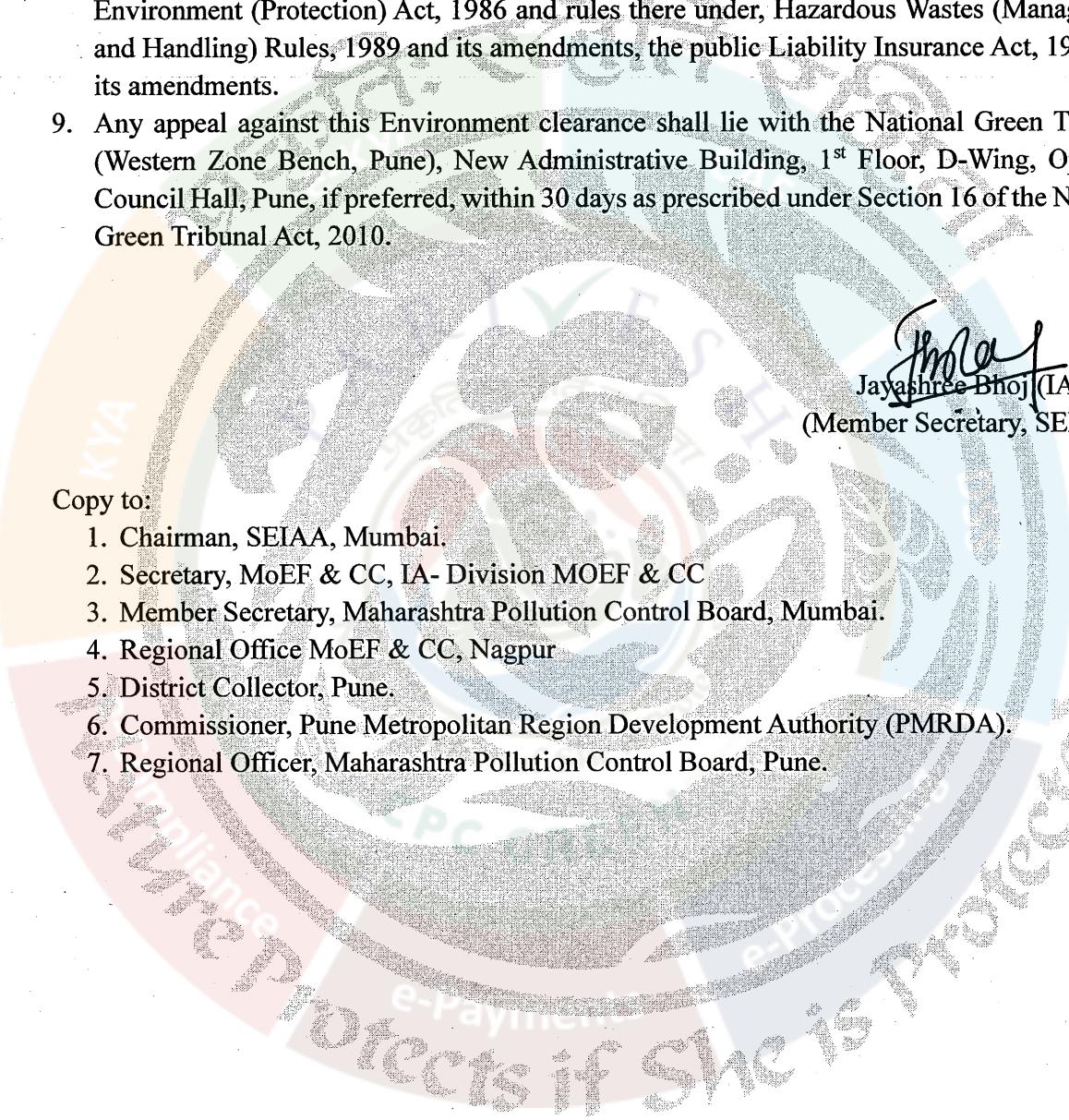
the website of the Company by the proponent.

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

C) General EC Conditions: -

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

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.




Jayashree Bhoj (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, Pune Metropolitan Region Development Authority (PMRDA).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.