File No: SIA/MH/INFRA2/466718/2024

Government of India

Ministry of Environment, Forest and Climate Change

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

****

Date **26/11/2024**

To,

Apoorv Ranade
KALEIDOSCOPE DEVELOPERS PRIVATE LIMITED
101, Shri Somnath CHS, Sathe BLDG 14 Ram Mandir RD, Vile Parle East Mumbai, Mumbai, MUMBAI, MAHARASHTRA, 400057
kaleidoscopedevelopers@gmail.com

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/INFRA2/466718/2024 dated 23/04/2024 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.	SIA/MH/INFRA2/466718/2024
(ii) File No.	SIA/MH/INFRA2/466718/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Proposed Kaleidoscope Special Township at village Bhugaon, Taluka Mulshi, District Pune. Maharashtra by M/s Kaleidoscope Developers Private Limited
(viii) Name of Company/Organization	KALEIDOSCOPE DEVELOPERS PRIVATE LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

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 AssessmentAuthority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Apoorv Ranade 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 perational 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

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific

S. No	EC Conditions
1.1	3. 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. 5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Annexure 2

Details of the Project

<table>
<tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>a.</td><td>Details of the Project</td><td>Proposed Kaleidoscope Special Township at village Bhugaon, Taluka Mulshi, District Pune. Maharashtra by M/s Kaleidoscope Developers Private Limited</td></tr>
<tr><td>b.</td><td>Latitude and Longitude of the project site</td><td>18.50693813261366,73.73999978131653
18.51959120909831,73.75222712829047</td></tr>
<tr><td>c.</td><td>Land Requirement (in Ha) of the project or activity</td><td>
<table>
<tr><th>Nature of Land involved</th><th>Area in Ha</th></tr>
<tr><td>Non-Forest Land (A)</td><td>6.3</td></tr>
<tr><td>Forest Land (B)</td><td>0</td></tr>
<tr><td>Total Land (A+B)</td><td>6.3</td></tr>
</table>
</td></tr>
<tr><td>d.</td><td>Date of Public Consultation</td><td>Public consultation for the project was held on</td></tr>
<tr><td>e.</td><td>Rehabilitation and Resettlement (R&R) involvement</td><td>NO</td></tr>
<tr><td>f.</td><td>Project Cost (in lacs)</td><td>256600</td></tr>
<tr><td>g.</td><td>EMP Cost (in lacs)</td><td>4930</td></tr>
<tr><td>h.</td><td>Employment Details</td><td></td></tr>
</table>

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Integrated Township Project	Product	119.0339	-3.4351	115.5988	Hectares (Ha)	Not Applicable

e-KYC CAF DSS e-Processing e-Payments e-Compliance KYA PARIVESH CPC GREEN Nature Protects if She is Protected

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/466718/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Kaleidoscope Developers Pvt. Ltd.
Sr. No. 125 to 129, 131 to 138, 140 to 157,
159, 188, 197 to 201, 203, 207 to 210,
Village - Bhugaon, Taluka - Mulshi,
District Pune.

Subject : Environment Clearance for Proposed Expansion in EC of "Integrated Township Project "Kaleidoscope" at Sr. No. 125 to 129, 131 to 138, 140 to 157, 159, 188, 197 to 201, 203, 207 to 210, Village - Bhugaon, Taluka - Mulshi, District Pune by M/s. Kaleidoscope Developers Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/466718/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- 3 in its 192nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 281st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 04th September, 2024.

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

1	Proposal Number	SIA/MH/INFRA2/466718/2024	
2	Name of Project	Proposed Expansion in EC of "Integrated Township Project "Kaleidoscope" at Sr. No. 125 to 129, 131 to 138, 140 to 157, 159, 188, 197 to 201, 203, 207 to 210, Village - Bhugaon, Taluka - Mulshi, District Pune, by M/s. Kaleidoscope Developers Pvt. Ltd.	
3	Project Category	8(b), B1 Category	
4	Type of Institution	Private	
5	Name of Project Proponent	Name	M/s. Kaleidoscope Developers Pvt Ltd. Mr. Apoorv Ranade
		Regd. Office address	M/s. Kaleidoscope Developers Pvt. Ltd. PSC House, CST No. 111+ 111/2, Anand colony, Off Prabhat Road, Erandwane, Pune-411004
		Contact	+91 9766627013
		Email ID	apoorvr@pscl.in

6	Consultant	Name	Mahabal Enviro Engineers Pvt. Ltd.
		Address	F-7, Road No. 21, Wagle Estate, Thane (West)-400604
		Telephone	7400116222/9689420343
		Email ID	mahabal.thane@gmail.com mahabal60@gmail.com
		QCI Accreditation Status	QCI NABET Accreditation QCI/NABET/ENV/ACO/24/3115 dated 19.01.2024 Valid up to 06.11.2026.
7	Applied for	Expansion in Environment Clearance	
8	Details of previous EC	From Government of India, Ministry of Environment, Forest, and Climate Change (IA.III Section) vide proposal No. IA/MH/NCP/63813/2017 dated 10th August 2017.	
9	Location of project	Sr. No. 125 to 129, 131 to 138, 140 to 157, 159, 188, 197 to 201, 203, 207 to 210, Village - Bhugaon, Taluka - Mulshi, District Pune, State - Maharashtra-412115	
10	Latitude and Longitude	18°30'52.57"N 73°44'54.00"E	
11	Total Plot area (m^2)	6,30,000	
12	Deductions (m^2)	0	
13	Net Plot Area (m^2)	6,30,000	
14	Proposed FSI Area (m^2)	8,37,940	
15	Proposed Non FSI Area (m^2)	3,18,047 m^2	
16	Proposed Total BUA area (m^2)	11,55,988	
17	TBUA (m^2) approved by Planning Authority till date	Approval received from Pune Metropolitan Region Development Authority vide approval letter No. BMUC.R. No 1132123-24/Mouza Bhugaon/S. No./G. No./CTS No. 125/5 & other dated 30/11/2023 (FSI area: 8,37,940m^2, non FSI: 3,18,047 m^2, Total BUA: 11,55,987 m^2)	
18	Total ground coverage (m^2) & %	Total ground coverage 1,89,000 m^2 & 30 % of total plot area	
19	Total project cost (Rs.)	Rs. 2,566 Crores	
20	CER as per MoEF & CC circular dated 01/05/2018	Not applicable	
21	Details of Building Configuration:		

Previous EC			Proposed Configuration			Reason for modification /Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Proposed "Kaleidoscope Township" an Integrated Township Project			Sector R1 (Residential)	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05	1. Change in plan. 2. No construction activity is initiated on project site.
			Sector R2A	B + Stilt-1 +	52.45	

			(Residential)	Stilt-2 + G + 16		
			Sector R2B (Residential)	3P + 20	72.00	
			Sector R8 (Residential)	L.G. (parking) +U.G.(part resi.) +20 floors	72.00	
			Sector R3 (Residential)	P+G+2	12.00	
			Sector R4 (Residential)	P+G+2	12.00	
			Sector R5 (Residential)	P+G+2	12.00	
			Sector R6 (Residential)	LG+UG+ Podium+20	72.00	
			Sector R7 (Residential)	LG+UG+Podi um+20	72.00	
			Economic Activity - 01	G + 6 Floor	23.95	
			Economic Activity - 02	G + 6 Floor	23.95	
			Economic Activity - 03	G + 6 Floor	23.95	
			School	G + 6 Floor	23.95	
			Town Hall	G + 6 Floor	23.95	
			Community Market	G + 6 Floor	23.95	
			Community Health Care	G + 6 Floor	23.95	
			R9	G + 6 Floor	23.95	
			R10	G+2P+20	72.00	
			R11	G+2P+20	72.00	
			R12	G+2P+20	72.00	
			R13	G+2P+20	72.00	

22	Total number of tenements	7,125 Nos.	
23	Total Water Requirement		
		Dry Season	Wet Season
	Fresh water (in m^3/day)	3,361	3,361
	Recycled water (Flushing) (m^3/day)	1,727	1,727
	Recycled water (Gardening) (m^3/day)	729	364
	Swimming pool (m^3/day)	0	0
	Total water requirement (m^3/day)	5,088	5,088
	Waste water generation (m^3/day)	4,579	4,579
24	Firefighting (Underground water tank) (m^3)	As per Sector wise	As per Sector wise Fire

		Fire NOC	NOC
	Firefighting (Overhead water tank) (m3)	As per Sector wise Fire NOC	As per Sector wise Fire NOC
25	Source of water	Irrigation Department, Pune	
26	Rain Water Harvesting (RWH)		
	i) Level of the ground water table	Pre monsoon: 12 m to 14 m BGL Post monsoon: 14 m to 16 m BGL	
	ii) Size and no of RWH tank(s) and Quantity	Not Applicable	
	iii) Quantity and size of recharge pits	85 nos. of rainwater recharge pits Size of recharge pits: 2 m length x 2 m width x 2 m depth	
	iv)Details of UGT tanks if any:	Underground tank capacities Domestic water- 5041 m^3/day (Total Capacity) Fire water tank - As per Sector-wise Fire NOCs Flushing water tank- 2590 m^3/day (Total Capacity)	
27	Sewage and waste water Demand	i) Sewage generation in KLD	4,579 m^3/day
		ii) STP technology	MBBR
		iii) No. and Capacity of STP	15 No. of STP having total capacity 4,810 m^3/day
28	Solid Waste Management during Construction phase:	Type: i)Construction Waste generation	Quantity: Excavation quantity: 1,00,000 m^3
			Treatment/ disposal: All excavated material having quantity 1,00,000 m^3 will be used for landfilling, landscaping and topsoil preservation within project site.
29	Solid Waste Management during operation Phase:	Type: Total waste generation	Quantity (kg/day): 17,316 — Treatment/ disposal: -
		Dry waste	7,060 — Handed over to the authorized recycling agency
		Wet waste	10,204 — Through organic waste convertor. Generated manure will be used for gardening.
		E-waste	52 — Handed over to authorized recyclers.
30	Green Belt Development	Total Landscaped area	1,20,544 m^2
		Existing trees on plot	4,374 Nos.
		Number of trees to be retained	2,385 Nos.
		No of trees to be cut	1,989 Nos.
		Proposed Nos. of trees	8,823 Nos.
		Total number of trees	11,208 Nos.
31	Power requirement	Source of power supply	MSEDCL

		During Construction Phase: (Demand Load) — 100 kW During Operation phase (Connected Load) — 25,767 kW During Operation phase (Demand Load) — 53,343 kW Transformer — 45 Nos. X 630 kVA (Total-28,350 kVA) DG set — There will be 21 Nos. of DG sets having total capacity 9,105 kVA. (2 Nos. x 100 kVA, 1 No. x 160 kVA, 1 No. x 180 kVA, 3 Nos. x 250 kVA, 2 Nos. x 320 kVA, 3 Nos. x 400 kVA, 2 Nos. x 500 kVA, 1 No. x 600 kVA, 1 No. x 625 kVA, 5 Nos. x 750 kVA) Fuel Used — Diesel
32	Details of Energy saving	1. Solar PV – 600 kW (2.1 % Demand Load) 2. Solar Hot water- 2,49,375 LPD (35%)

33 Environmental Management plan budget during Construction phase

Parameter	Description & Criteria	Cost (Rs. In Lakh)
Air Environment	Water for dust suppression	25
	Water utilization for tree planted along with the plot boundary	
	Vehicle maintenance, washing area, tyre cleaning	
	Safety net	
Water Environment	Site sanitation, Toilets, STP, safe drinking water	12
	Environment Monitoring	
	Storm water management	7
Socio Economic Environment	Disinfection at site	30
Noise Environment	Site fencing & noise barrier	15
	Traffic management	3
Training and Awareness	Safety personal protective equipment & training programs	10
Total	-	107

34 Environmental Management plan budget during Operation phase

Sr.	Component	Details	Capital cost (Rs. in Lakh)	O & M Cost (Rs. Lakh /Annum)
1.	Sewage treatment plant	15 number of STP having a capacity of 4,810 m^3/day	1500	250
2.	Rain Water Harvesting	85 Nos. of recharge pits	200	5
3.	Solid Waste Management	Installation of OWC Unit for treatment of biodegradable waste	130	25
4.	Landscape development	Tree Plantation	2500	25
5.	Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF&CC approved Laboratory	12
6.	Energy Conservation	Solar water Heating	600	20
	Total		4,930	337

35	Traffic Management:	Type	Required as per DCR	Actual Provided	Area per parking (m^2)
		4 -wheeler	4,484 Nos.	4714 Nos.	30 m^2 for ground parking, 35 m^2 for Basement parking.
		2 -wheeler	15,821 Nos.	15,821 Nos.	4.2 m^2
36	Details of Court cases /litigations w.r.t. the project and project location if any.	No court cases litigations w.r.t. the project and project location pending.			

The comparative statement for the project is as below:

Date	History	Plot area (m^2)	FSI (m^2)	Non FSI (m^2)	Built-up area (m^2)	Remark
10.08.2017	1st EC	5,46,704	5,46,704	6,43,635	11,90,339	
30.11.2018	Amendment in EC	5,46,704	5,46,704	6,43,635	11,90,339	Change in location of some buildings and proposed police housing scheme.
Change	-	83,296	2,91,236	-3,25,588	-34,351	Increase in plot area, reduction in Non FSI and BUA. Change in plan.
23.04.2024	Expansion in EC	6,30,000	8,37,940	3,18,047	11,55,988	

Sr	Details	Previous EC	Addition	Deletion	Original + Change	Unit	Remark
1	Total plot area	5,46,704	83,296	0	6,30,000	m^2	Increase
2	Deduction	0	0	0	0	m^2	No change
3	Net plot area	5,46,704	83,296	0	6,30,000	m^2	Increase
4	FSI area	5,46,704	2,91,236	0	8,37,940	m^2	Increase
5	Non FSI	6,43,635	0	3,25,588	3,18,047	m^2	Decrease
6	Total Construction area	1,190,339	0	34,351	11,55,988	m^2	Decrease
7	No. of Tenements	7,140	0	15	7,125	Nos.	Decrease
8	Total Population	47,032	0	5,220	41,812	Nos.	Decrease
9	Total Water Requirement	6,276	0	1,188	5,088	m^3/day	Decrease
10	Fresh Water Requirement	3,381	0	20	3,361	m^3/day	Decrease
11	Sewage Generation	4,691	0	112	4,579	m^3/day	Decrease
12	STP Capacity	4,925	0	115	4,810	m^3/day	Decrease
13	STP Sludge	469	0	9	460	kg/day	Decrease
14	Recycled Water Req.	2,895	0	439	2,456	m^3/day	Decrease
15	Treated Water for flushing	1,831	0	104	1,727	m^3/day	Decrease
16	Treated Water for gardening	1,064	0	335	729	m^3/day	Decrease
17	No. of Recharge Pits	85	0	0	85	Nos.	Decrease
18	Biodegradable Waste	9,952	252	0	10,204	kg/day	Increase
19	Non-Biodegradable Waste	7,051	9	0	7,060	kg/day	Increase
20	E-Waste	0	52	0	52	kg/day	Increase
21	4W Parking	9,923	0	5,209	4,714	Nos.	Decrease
22	2W Parking	23,377	0	7,557	15,821	Nos.	Decrease
23	Electrical Connected Load	43,130	10,212	0	53,342	kW	Increase
24	Electrical Demand Load	13,125	12,642	0	25,767	kW	Increase
25	Total Landscape Area	1,77,415	0	56,871	1,20,544	m^2	Decrease

Sector-wise configuration:

Sr.	Sector	Building	Building configuration	Height (m)
1	Sector R1 (Residential)	Wing A	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
2	Sector R1 (Residential)	Wing B	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
3	Sector R1 (Residential)	Wing C	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05

4	Sector R1 (Residential)	Wing D	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
5	Sector R1 (Residential)	Wing E	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
6	Sector R1 (Residential)	Wing F	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
7	Sector R1 (Residential)	Wing G	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
8	Sector R1 (Residential)	Wing H	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
9	Sector R1 (Residential)	Wing I	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
10	Sector R1 (Residential)	Wing J	B + Stilt-1 + Stilt-2 + Stilt-3 + 15	56.05
11	Sector R2A (Residential)	Wing A	B + Stilt-1 + Stilt-2 + G + 16	52.45
12	Sector R2A (Residential)	Wing B	B + Stilt-1 + Stilt-2 + G + 16	52.45
13	Sector R2A (Residential)	Wing C	B + Stilt-1 + Stilt-2 + G + 16	52.45
14	Sector R2B (Residential)	Wing A	3P + 20	72.00
15	Sector R2B (Residential)	Wing B	3P + 20	72.00
16	Sector R2B (Residential)	Wing C	3P + 20	72.00
17	Sector R2B (Residential)	Wing D	3P + 20	72.00
18	Sector R8 (Residential)	A building	L.G. (parking) +U.G. (part resi.)+20 floors	72.00
19	Sector R8 (Residential)	B building	L.G. (parking) +U.G. (part resi.)+20 floors	72.00
20	Sector R8 (Residential)	C building	L.G.+U.G.(parking)+20 floors	72.00
21	Sector R8 (Residential)	D building	L.G.+U.G.(parking)+20 floors	72.00
22	Sector R8 (Residential)	E building	L.G.+U.G.(parking)+20 floors	72.00
23	Sector R8 (Residential)	F building	L.G.+U.G.(parking)+20 floors	72.00
24	Sector R8 (Residential)	G building	L.G.+U.G.(parking)+20 floors	72.00
25	Sector R8 (Residential)	H building	L.G.+U.G.(parking)+20 floors	72.00
26	Sector R8 (Residential)	I building	L.G. (parking)+U.G.(part resi.)+20 fl	72.00
27	Sector R8 (Residential)	J building	L.G. (parking)+U.G.(part resi.)+ 20 fl	72.00
28	Sector R8 (Residential)	Clubhouse 2	G+2 floor	9.00
29	Sector R3 (Residential)	77 Bungalows	P+G+2	12.00
30	Sector R4 (Residential)	180 Bungalows	P+G+2	12.00
31	Sector R5 (Residential)	168 Bungalows	P+G+2	12.00
32	Sector R6 (Residential)	Building 1	LG+UG+Podium+20	72.00
33	Sector R6 (Residential)	Building 2	LG+UG+Podium+20	72.00

34	Sector R7 (Residential)	Building 1A	LG+UG+Podium+20	72.00
35	Sector R7 (Residential)	Building 1B	LG+UG+Podium+20	72.00
36	Sector R7 (Residential)	Building 2A	LG+UG+Podium+20	72.00
37	Sector R7 (Residential)	Building 2B	LG+UG+Podium+20	72.00
38	Sector R7 (Residential)	Building 3A	LG+UG+Podium+20	72.00
39	Sector R7 (Residential)	Building 3B	LG+UG+Podium+20	72.00
40	Sector R7 (Residential)	Building 4A	LG+UG+Podium+20	72.00
41	Sector R7 (Residential)	Building 4B	LG+UG+Podium+20	72.00
42	Sector R7 (Residential)	Building 5A	LG+UG+Podium+20	72.00
43	Sector R7 (Residential)	Building 5B	LG+UG+Podium+20	72.00
44	Sector R7 (Residential)	Building 6a	LG+UG+Podium+20	72.00
45	Sector R7 (Residential)	Building 6b	LG+UG+Podium+20	72.00
46	Sector R7 (Residential)	Building 6c	LG+UG+Podium+20	72.00
47	Sector R7 (Residential)	Building 6d	LG+UG+Podium+20	72.00
48	Sector R7 (Residential)	Building 7a	LG+UG+Podium+20	72.00
49	Sector R7 (Residential)	Building 7b	LG+UG+Podium+20	72.00
50	Sector R7 (Residential)	Building 7c	LG+UG+Podium+20	72.00
51	Economic Activity - 01	Commercial Building	G + 6 Floor	23.95
52	Economic Activity - 02	Research Center	G + 6 Floor	23.95
53	Economic Activity - 03	Ayurvedic Center	G + 6 Floor	23.95
54	School	School	G + 6 Floor	23.95
55	Town Hall	Town Hall	G + 6 Floor	23.95
56	Community Market	Community Market	G + 6 Floor	23.95
57	Community Health Care	Community Health Care	G + 6 Floor	23.95
58	Sector R9	Building R9-1 To R9-13	G + 6 Floor	23.95
59	Sector R10	Building R10-1	G+2P+20	72.00
60	Sector R10	Building R10-2	G+2P+20	72.00
61	Sector R11	Building R11	G+2P+20	72.00
62	Sector R12	Building R12	G+2P+20	72.00
63	Sector R13	Building R13	G+2P+20	72.00

Area statement:

Sr.	Details	Unit	As per EC	Change required	Total for expansion
1.	Total plot area	m^2	5,46,704	83,296	6,30,000

2.	Total Deduction	m^2	0	0	0
3.	Net Plot area	m^2	5,46,704	83,296	6,30,000
4.	FSI area	m^2	5,46,704	2,91,236	8,37,940
5.	Non FSI area	m^2	6,43,635	- (3,25,588)	3,18,047
6.	Total construction area	m^2	11,90,339	- (34,351)	11,55,988

3. Proposal is an expansion of existing construction project. Project had received first Environment Clearance vide IA/MH/NCP/63813/2017 dated 10th August 2017 for total BUA of 11,90,339 m2. PP further obtained amendment in EC dated 30.11.2018. Proposal was considered by SEIAA in its 281st (Day-3) meeting held on 04th September, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to 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.
4. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. 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 61016.83 m2 (considering plot area 419034.00 m2 as per PLU) on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted as per Civil Aviation NOC up to height 69.9 m AGL or 749.9 m AMSL.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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- 7,12,358.00 m2, Non FSI-3,05,358.42 m2, total BUA-10,17,716.22 m2. (Plan approval No- BMU/C.R. No. 56/24-25/3068, dated-12.07.2024. with plot area of 483660.00 m2) (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 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.

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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified
Digitally Signed by : Shri Pravin Darade
IAS Member Secretary
Member Secretary, SEIAA
Date: 26/11/2024