



File No: SIA/MH/INFRA2/570789/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Date 03/07/2026



To,

Naresh Narayan Barge
AMARNATH GROUP OF COMPANIES
Swami Smarth Apartment , Shop no. 1, Colony No. 6 Ganesh Nagar , Bopkhel, PUNE,
MAHARASHTRA, , 411031
ec.amernath2021@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/INFRA2/570789/2026 dated 27/02/2026 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.	EC26B3813MH5937707N
(ii) File No.	SIA/MH/INFRA2/570789/2026
(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	Expansion of Proposed Residential and Commercial Project "Rivernest" by M/s. Amarnath Group of Company at Gat No. 515/4, 516/2, 517/1, 518/1, 518/2, 518/3, 518/4, Charholi, Taluka - Haveli, Pune.
(viii) Name of Company/Organization	AMARNATH GROUP OF COMPANIES
(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.: Gat No. 515/4 , 516/2 , 517/1 , 518/1 , 518/2 , 518/3 , 518/4 , Charholi , Taluka - Haveli , Pune.

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 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 , 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. Naresh Narayan Barge 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

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1**Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)****1. Specific**

S. No	EC Conditions
1.1	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. 3. PP to prepare and implement plans to make proposed project a plastic free zone. 4. 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 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. 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. 7. 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	Expansion of Proposed Residential and Commercial Project "Rivernest" by M/s. Amarnath Group of Company at Gat No. 515/4, 516/2, 517/1, 518/1, 518/2, 518/3, 518/4, Charholi, Taluka - Haveli, Pune.	
b.	Latitude and Longitude of the project site	18.65986427819928,73.9016023676395 18.66281612205748,73.9042212023375	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	1.9177

S. No.	Particulars	Details	
		Nature of Land involved	Area in Ha
		Forest Land (B)	0
		Total Land (A+B)	1.9177
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)	48200	
g.	EMP Cost (in lacs)	959.94	
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
This is Building Construction Project	Product	129787.6	50356.45	180144.05	Square meter	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/570789/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Amarnath Group of Company.
Gat No. 515/4, 516/2, 517/1, 518/1,
518/2, 518/3, 518/4, Charholi, Taluka-Haveli,
Pune

Subject : Environmental Clearance for Expansion of Proposed Residential and Commercial Project "Rivernest" at Gat No. 515/4, 516/2, 517/1, 518/1, 518/2, 518/3, 518/4, Charholi, Taluka - Haveli, Pune by M/s. Amarnath Group of Company.

Reference : Application no. SIA/MH/INFRA2/570789/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 260th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 341st meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 9th June, 2026.

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

Sr. No.	Particular	Details
1	Proposal Number	PARIVESH Proposal No.: SIA/MH/INFRA2/570789/2026
2	Name of Project	Expansion of proposed residential & commercial Project "Rivernest" by Amarnath Group of Companies.
3	Project category	8(b) -B1 Category, as per EIA Notification 2006
4	Type of Institution	Pvt. Ltd.
5	Project Proponent	- Name: Amarnath Group of Companies. - Address: Survey No. 26, Defense Housing Colony, Ganesh Nagar, Bopkhel, Pune.
6	Name of Consultant	- Name: Shrikrishna Environment Consultants Pvt. Ltd. - NABET Accreditation No.: NABET/EIA/24-27/RA 0382
7	Applied for	Expansion Project (Expansion EC)
8	Details of Previous EC	Existing EC obtained vide EC ID No. EC22B038MH152712 dated 25/07/2022 for Total plot area 19,177 Sq.M. and Total Built up Area: 1,29,787.60 Sq.M.
9	Location of the project	Survey No. 515/4, 516/2 (P), 517/1, 518/1, 518/2, 518/3, 518/4, Charholi, Taluka - Haveli, Pune
10	Latitude and Longitude	18°39'37.49"N, 73°54'10.20"E
11	Total Plot Area	25,677 Sq.M.
12	Deductions	3,110.89 Sq.M.

13	Net Plot Area	22,566.11 Sq.M.																																																																														
14	Proposed FSI area	1,20,730 Sq.M.																																																																														
15	Proposed Non FSI area	59,414.05 Sq.M.																																																																														
16	Proposed Total Built up Area	1,80,144.05 Sq.M.																																																																														
17	Total Built up area approved by Planning Authority	IOD obtained from PCMC																																																																														
18	Ground Coverage	--																																																																														
19	Total Project Cost	Rs. 482 Cr.																																																																														
20	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be Implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated 30 September, 2020 and OM file No. 22-65/2017-IA.III dated 25/02/2021.																																																																														
21	Details of Building Configuration	Building Configuration as per Existing EC Total 7 Nos. of Wings + 3 nos. of Bungalows <table border="1"> <thead> <tr> <th>Name of Building</th><th>Bldg. Configuration</th><th>Height of Bldg. (m)</th></tr> </thead> <tbody> <tr><td>Wing A</td><td>B1+B2+G+5 Fl.</td><td>20.85 m</td></tr> <tr><td>Wing B</td><td>B1+B2+ G+18 Fl.</td><td>55.55 m</td></tr> <tr><td>Wing C</td><td>B1+B2+G+18 Fl.</td><td>55.55 m</td></tr> <tr><td>Wing D</td><td>B1+B2+G+18 Fl.</td><td>55.55 m</td></tr> <tr><td>Wing E</td><td>B1+B2+G+18 Fl.</td><td>55.55 m</td></tr> <tr><td>Wing F</td><td>B1+B2+G+18 Fl.</td><td>55.55 m</td></tr> <tr><td>Wing G</td><td>B1+B2+G+18 Fl.</td><td>55.55m</td></tr> <tr><td>Bungalow 1,2,3</td><td>B1+B2+G+02 Fl.</td><td>9.60 m</td></tr> <tr><td>Club House</td><td>G+1 Fl.</td><td>6.45 m</td></tr> </tbody> </table> Building Configuration as per Proposed Expansion <table border="1"> <thead> <tr> <th>Name of Building</th><th>Bldg. Configuration</th><th>Height of Bldg. (m)</th></tr> </thead> <tbody> <tr><td>Wing A</td><td>B1+B2+B3+G+5 Fl.</td><td>20.85 m</td></tr> <tr><td>Wing B</td><td>B1+B2+G+22 Fl.</td><td>67.35 m</td></tr> <tr><td>Wing C</td><td>B1+B2+G+22 Fl.</td><td>67.35 m</td></tr> <tr><td>Wing D</td><td>B1+B2+P+22 Fl.</td><td>67.35 m</td></tr> <tr><td>Wing E</td><td>B1+B2+P+22 Fl.</td><td>67.35 m</td></tr> <tr><td>Wing F</td><td>B1+B2+B3+P+22 Fl.</td><td>67.35 m</td></tr> <tr><td>Wing G</td><td>B1+B2+B3+P+22 Fl.</td><td>67.35 m</td></tr> <tr><td>Wing H</td><td>B1+B2+B3+P+22 Fl.</td><td>67.35 m</td></tr> <tr><td>Wing I</td><td>P+3 Fl.</td><td>12 m</td></tr> <tr><td>Wing J</td><td>P+3 Fl.</td><td>12 m</td></tr> <tr><td>Wing K</td><td>P+3 Fl.</td><td>12 m</td></tr> <tr><td>Wing L</td><td>P+3 Fl.</td><td>12 m</td></tr> <tr><td>Wing M</td><td>P+3 Fl.</td><td>12 m</td></tr> <tr><td>Wing N</td><td>P+3 Fl.</td><td>12 m</td></tr> <tr><td>Club House</td><td>G+1 Fl.</td><td>6.45 m</td></tr> </tbody> </table> Total 15 Nos. of Wings + 1 No. of Club House	Name of Building	Bldg. Configuration	Height of Bldg. (m)	Wing A	B1+B2+G+5 Fl.	20.85 m	Wing B	B1+B2+ G+18 Fl.	55.55 m	Wing C	B1+B2+G+18 Fl.	55.55 m	Wing D	B1+B2+G+18 Fl.	55.55 m	Wing E	B1+B2+G+18 Fl.	55.55 m	Wing F	B1+B2+G+18 Fl.	55.55 m	Wing G	B1+B2+G+18 Fl.	55.55m	Bungalow 1,2,3	B1+B2+G+02 Fl.	9.60 m	Club House	G+1 Fl.	6.45 m	Name of Building	Bldg. Configuration	Height of Bldg. (m)	Wing A	B1+B2+B3+G+5 Fl.	20.85 m	Wing B	B1+B2+G+22 Fl.	67.35 m	Wing C	B1+B2+G+22 Fl.	67.35 m	Wing D	B1+B2+P+22 Fl.	67.35 m	Wing E	B1+B2+P+22 Fl.	67.35 m	Wing F	B1+B2+B3+P+22 Fl.	67.35 m	Wing G	B1+B2+B3+P+22 Fl.	67.35 m	Wing H	B1+B2+B3+P+22 Fl.	67.35 m	Wing I	P+3 Fl.	12 m	Wing J	P+3 Fl.	12 m	Wing K	P+3 Fl.	12 m	Wing L	P+3 Fl.	12 m	Wing M	P+3 Fl.	12 m	Wing N	P+3 Fl.	12 m	Club House	G+1 Fl.	6.45 m
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22	Total number of tenements	Residential Tenements: 1433 Nos. Commercial Units: 139 Nos. Expected Users: Total: 8417 Nos.																																																																														

		(Residential: 7245 Nos. + Commercial: 1172 Nos.)																					
23	Water Budget	Proposed water budget <table border="1"> <thead> <tr> <th>Particular</th><th>Dry Season</th><th>Wet Season</th></tr> </thead> <tbody> <tr> <td>Fresh Water</td><td>681.35</td><td>681.35</td></tr> <tr> <td>Recycled (Flushing)</td><td>349.47</td><td>349.47</td></tr> <tr> <td>Recycled (Landscape)</td><td>15.0</td><td>0</td></tr> <tr> <td>Swimming Pool</td><td>5.0</td><td>5.0</td></tr> <tr> <td>Total</td><td>1050.82</td><td>1035.82</td></tr> <tr> <td>Waste water generation</td><td>927.73</td><td>927.73</td></tr> </tbody> </table>	Particular	Dry Season	Wet Season	Fresh Water	681.35	681.35	Recycled (Flushing)	349.47	349.47	Recycled (Landscape)	15.0	0	Swimming Pool	5.0	5.0	Total	1050.82	1035.82	Waste water generation	927.73	927.73
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24	Water Storage Capacity for Fire Fighting/ UGT	UGTs are proposed details are as follows: UGT-1: - Domestic UG tank Capacity: 18 Cu.M. - Drinking UG Tank Capacity: 12 Cu. M. - Raw Water Tank Capacity: 50.25 Cu.M. - Fire UG tank Capacity: 200 Cu.M. UGT-2: - Domestic UG tank Capacity: 514 Cu.M. - Drinking UG Tank Capacity: 107 Cu. M. - Raw Water Tank Capacity: 50.56 Cu.M. - Fire UG tank Capacity: 405.65 Cu.M. UGT-3: - Domestic UG tank Capacity: 304.22 Cu.M. - Drinking UG Tank Capacity: 62.73 Cu. M. - Raw Water Tank Capacity: 53.18 Cu.M. - Fire UG tank Capacity: 364.11 Cu.M.																					
25	Source of Water	Pimpri Chinchwad Municipal Corporation (PCMC) STP treated water will be reused for flushing & landscape purpose. Tanker Water will be used for Swimming Pool																					
26	Rainwater Harvesting (RWH)	- Level of Ground Water Table: Pre-Monsoon: 10 m to 12 m BGL Post Monsoon: 8 m to 10 m BGL - Size & No. of RWH tanks and Quantity: NA - Quantity and size of recharge pits: 18 nos. of recharge pits are proposed.																					
27	Sewage and Wastewater	- Sewage Generation: 927.73 KLD - Proposed STP Capacity: Total Capacity 1025 KLD - STP Technology: MBBR																					
28	Solid waste management during construction phase	<table border="1"> <thead> <tr> <th>Type</th><th>Quantity</th><th>Treatment/Disposal</th></tr> </thead> <tbody> <tr> <td>Dry Waste</td><td>Negligible</td><td>Collect & disposed through authorized agency.</td></tr> <tr> <td>Wet Waste</td><td>Negligible</td><td>Provision of composting</td></tr> <tr> <td>Construction Waste</td><td>Top Soil & Debris</td><td>Excavated top soil will be reused for landscape</td></tr> </tbody> </table>	Type	Quantity	Treatment/Disposal	Dry Waste	Negligible	Collect & disposed through authorized agency.	Wet Waste	Negligible	Provision of composting	Construction Waste	Top Soil & Debris	Excavated top soil will be reused for landscape									
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				purpose within project site. Excavated debris will be reused for backfilling, levelling & plinth filling purpose and excess will be disposed at designated site of PCMC.																					
29	Solid waste management during operation phase	<table><tr><th>Type</th><th>Quantity</th><th>Treatment/ disposal</th></tr><tr><td>Dry waste</td><td>1625 Kg/day</td><td>Will be collected & disposed by authorized Agency</td></tr><tr><td>Wet waste</td><td>2291 Kg/day</td><td>Treated in OWC and used as manure in landscape</td></tr><tr><td>Hazardous waste</td><td>--</td><td>NA</td></tr><tr><td>Biomedical waste</td><td>--</td><td>NA</td></tr><tr><td>E-waste</td><td>25 Kg/day</td><td>Will be collected & disposed by authorized Agency</td></tr><tr><td>STP Sludge</td><td>63.24 Kg/day</td><td>Dewatering and used as manure in landscape</td></tr></table>			Type	Quantity	Treatment/ disposal	Dry waste	1625 Kg/day	Will be collected & disposed by authorized Agency	Wet waste	2291 Kg/day	Treated in OWC and used as manure in landscape	Hazardous waste	--	NA	Biomedical waste	--	NA	E-waste	25 Kg/day	Will be collected & disposed by authorized Agency	STP Sludge	63.24 Kg/day	Dewatering and used as manure in landscape
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30	Green Belt Development	• Total RG Area: 2375.38 Sq.M. • Existing trees on Plot: 100 Nos. • Number of trees required to be planted: 297 Nos. • Number of trees to be cut: 55 Nos. • Number of trees to be transplanted: NA																							
31	Power Requirement	• Source of power supply: MSEDCL • During Construction Phase (Demand Load): 100 kW • During Operation Phase (Connected Load): 8235.90 kW • During Operation Phase (Demand Load): 3811.46 kW • Transformer: 8 x 630 kVA & 1 x 315 kVA Capacity • DG Set: 2 x 500 kVA, 1 x 250 kVA & 1 x 200 kVA Capacity • Fuel Used: Diesel																							
32	Details of Energy Saving	Total Energy Saving: 20.25 % through proposed use of Solar Energy and Energy saving measures.																							
33	Environment Management Plan during Construction phase	<table><tr><th>Sr. No.</th><th>Parameter</th><th>Capital Cost (Rs. In Lakh)</th></tr><tr><td>1</td><td>Personnel Protective Equipment</td><td>5.15</td></tr><tr><td>2</td><td>Site Safety</td><td>21.68</td></tr><tr><td>3</td><td>Site Sanitation Facility</td><td>6.70</td></tr><tr><td>4</td><td>Water Provision</td><td>13.83</td></tr><tr><td>5</td><td>Solid Waste Management</td><td>143.39</td></tr></table>			Sr. No.	Parameter	Capital Cost (Rs. In Lakh)	1	Personnel Protective Equipment	5.15	2	Site Safety	21.68	3	Site Sanitation Facility	6.70	4	Water Provision	13.83	5	Solid Waste Management	143.39			
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		6	Health Check up	2.68																																																																						
		7	Awareness to Workers or Training	5.20																																																																						
		8	Environmental Monitoring	14.21																																																																						
		9	Disaster Management	16.11																																																																						
			TOTAL	228.95																																																																						
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The comparative statement of the earlier EC and the proposed expansion as submitted by the PP is as below,

S. N	Particular	Details as per Existing EC, 2022	Details for Proposed Expansion	Details
1	Project location	Survey No. 517/1, 518/1, 518/2, 518/3, 518/4, Charholi, Pune	Survey No. 515/4, 516/2 (P), 517/1, 518/1, 518/2, 518/3, 518/4, Charholi, Pune	Gat No. 515/4, 516/2(P) plot added
2	Total Plot Area	19,177 Sq.M.	25,677 Sq.M.	Increased by 6500 Sq.M.
3	Deductions	NA	3110.89 Sq.M.	Done by 3110.89 Sq.M.
4	Total Net Plot Area	19,177 Sq.M.	22,566.11 Sq.M.	Increased by 3389.11 Sq.M
5	Total FSI Area	84,130.25 Sq.M.	1,20,730 Sq.M.	Increased by 36,599.75 Sq.M
6	Total Non FSI Area	45,657.35 Sq.M.	59,414.05 Sq.M.	Increased by 13,756.70 Sq.M
7	TBU Area	1,29,787.60 Sq.M.	1,80,144.05 Sq.M.	Increased by 50,356.45 Sq.M
8	Buildings Configuration	Wing A: B1+B2+G+5 Fl. (20.85 m) Wing B: B1+B2+G+18 Fl. (55.55 m) Wing C: B1+B2+G+18 Fl. (55.55 m) Wing D: B1+B2+G+18 Fl. (55.55 m) Wing E: B1+B2+G+18 Fl. (55.55 m) Wing F: B1+B2+G+18 Fl. (52.20 m) Wing G: B1+B2+G+18 Fl. (52.20 m) 3 Nos of Bungalow : B1+B2+G+02 Fl.(9.60 m) Club House: G+1 Fl. (6.45 m)	Wing A: B1+B2+B3+G+5 Fl. (20.85 m) Wing B: B1+B2+G+22 Fl. (67.35 m) Wing C: B1+B2+G+22 Fl. (67.35 m) Wing D: B1+B2+G+22 Fl. (67.35 m) Wing E: B1+B2+G+22 Fl. (67.35 m) Wing F: B1+B2+B3+P+22 Fl. (67.35 m) Wing G: B1+B2+B3+P+22 Fl. (67.35 m) Wing H: B1+B2+B3+P+22 Fl. (67.35 m) Wing I to N: P+3 Fl. (12.0 m) Club House: G+1 Fl. (6.45 m)	• In wing B, C, D, E, vertical expansion of additional 4 Floors • In wing F, G, vertical expansion of additional 4 Floors with 1 basement level is proposed • In Wing A, addition of 1 basement level is proposed. • Earlier 3 bungalows are replaced with 6 nos. of bungalows and named Wings I to Wing N • Additional Wing H is proposed

9	Nos. of Tenements	Tenements: 1097 Nos & Commercial Units: 143 Nos.	Tenements: 1433 Nos. & Commercial Units: 139 Nos.	Tenement increased by 336 Nos & Commercial units decreased by 4 nos.
10	Expected Users	Total: 6638 Nos. (Resi.: 5485 Nos & Commercial: 1153 Nos.)	Total: 8417 Nos. (Resi.: 7245 Nos + Commercial: 1172 Nos)	Expected user increases by 1779 Nos
11	Parking Details	Parking for 750 Nos. of Cars & 3094 Nos of Scooters	Parking for 936 Nos. of Cars & 1953 Nos of Scooters	Car Parking increased by 186 Nos. Scooter Parking decreased by 1141 Nos.
12	Total Water Requirement	793 KLD	1030.82 KLD	Increased by 237.82 KLD
13	Rain water harvesting	12 No. of Recharge Pits	18 No. of Recharge Pits	Increased by 6 Nos
14	Total sewage generation	634 KLD	927.73 KLD	increased by 293.73 KLD
15	STP Capacity	1 No of STP of 650 KLD	Total 3 Nos of STP (Total 1025 KLD Capacity) 1 No. x 610 KLD For Wings B,C,D,E 1 No. x 40 KLD for Wing A 1 x 375 KLD for Wing F to N	STP Capacity increased by 375 KLD
16	Solid waste generation	Dry Waste: 1270 kg/day Wet Waste: 1761 kg/day	Dry Waste: 1625 kg/day Wet Waste: 2291 kg/day	Quantity increased by Dry Waste: 355 kg/day Wet Waste: 530 kg/day
17	Energy Requirement	Maximum Demand: 3006.67 kW Connected Load: 5750.65 kW Transformer: 5 x 630 kVA & 315 kVA DG Set: 320 kVA, 380 kVA, 40 kVA Capacity	Maximum Demand: 3811.46 KW Connected Load: 8235.90 KW Transformers: 8 No.x 630 kVA & 315 kVA capacities DG set: 250 kVA, 200 kVA & 2 x 500 kVA capacities	Capacity increase by, Transformers: 3 No.x 630 kVA DG Set capacity increased by 710 kVA

18	Landscape details	Total RG Area: 1917.70 Sq.M. Trees Nos of Trees: 240 Nos.	Total RG Area: 2375.38 Sq.M. Total Nos. of Trees: 282 Nos. proposed	RG area increased by 457.68 Sq.M. & Trees Nos of increased by 42 Nos.
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3. Proposal has been considered by SEIAA in its 341st meeting held on 9th June, 2026 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. Committee noted, A total of 919 trees are required to be planted, comprising 217 trees as mandatory plantation and 616 trees as compensatory plantation. The Project Proponent (PP) has stated that 700 trees have been planted and has submitted a letter dated 23/03/2026 issued by the Range Forest Officer, Bhamburda. The letter indicates that 700 trees have been planted in the Reserve Forest areas bearing FSN 16 at Mamurdi and FSN 102 at Kothrud through public participation. However, the letter does not specify that the plantation has been carried out exclusively by the PP in compliance with project-specific plantation requirements. It also does not clarify whether the said land was formally allotted or made available by the Range Forest Officer for the purpose of fulfilling the PP's mandatory and compensatory plantation obligations. PP to submit an undertaking in this regard and also submit a specific letter from the Forest Department confirming that the compensatory afforestation and the trees planted are exclusively for this project.
3. PP to prepare and implement plans to make proposed project a plastic free zone.
4. 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 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.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
7. 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 2375.38 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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.

5. 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. Planning authority and MPCB to ensure the compliance of the same.
6. 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.
7. SEIAA decided to grant EC for- FSI area of 1,20,730 m², Non FSI area of 59,413.68 m² and total BUA of 1,80,143.68 m². (Plan approval No. B.P./EC/Charholi/02/2026 dated 15.04.2026) (Non FSI restricted as per approval and TBUA accordingly).

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. As per MoEF&CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
 - 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.


Jyashree 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 (PCMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.