

ENVIRONMENTAL
CLEARANCE



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

To,

The Partner
MAHALAXMI SHELTERS
S. No. 20 /2A/2B/1/2/Plot B, Chamadiya Building, 4th & 5th Floor -411016

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/457073/2023 dated 29 Dec 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B039MH191409
2. File No.	SIA/MH/INFRA2/457073/2023
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Proposed residential and commercial project by M/s. Mahalaxmi Shelters
7. Name of Company/Organization	MAHALAXMI SHELTERS
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 26/11/2024

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

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

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/457073/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Mahalaxmi Shelters,
Gat. No. 1286 (P), Wagholi,
Taluka-Haveli, Pune.

Subject : Environmental Clearance for Proposed residential and commercial project at “Pristine O2 World” at Gat. No. 1286 (P), Wagholi, Taluka-Haveli, Pune by M/s. Mahalaxmi Shelters

Reference : Application no. SIA/MH/INFRA2/457073/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 191st meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 281st (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 03rd September, 2024.

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

1	Proposal Number	PARIVESH Proposal No.: SIA/MH/INFRA2/457073/2023
2	Name of Project	Proposed Residential and Commercial project “Pristine O2 World” by Mahalaxmi Shelters
3	Project category	B Category, 8(b) B1
4	Type of Institution	Private
5	Project Proponent	M/s. Mahalaxmi Shelters Address: S. No. 20/2A/2B/1/2/Plot B, Chamadiya Building, 4th & 5th Floor, Near Kharadi Mundhwa Brij, Kharadi 411016
6	Name of Consultant	<ul style="list-style-type: none">Name: Shrikrishna Environment Consultants Pvt. Ltd.NABET Accreditation No.: NABET/EIA/2124/SA 0213Validity: 10/11/2024
7	Applied for	Fresh EC
8	Details of Previous EC	NA
9	Location of the project	Gat. No. 1286 (P), Wagholi, Taluka-Haveli, Pune.
10	Latitude and Longitude	18°33'36.37"N, 73°57'59.44"E
11	Total Plot Area	78,576 Sq.M.
12	Deductions	14,653.98 Sq.M.
13	Net Plot Area	63,922.02 Sq.M.
14	Proposed FSI area	3,13,527.40 Sq.M.
15	Proposed Non FSI area	1,85,461.44 Sq.M.
16	Proposed Total Built up Area	4,98,988.84 Sq.M.
17	Total Built up area	In Process

	approved by Planning Authority																																																				
18	Ground Coverage	40,970 Sq.M.																																																			
19	Total Project Cost	Rs. 950 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	<p>Proposed Building Configuration:</p> <table border="1"> <thead> <tr> <th>Building Name</th> <th>Bldg. Configuration</th> <th>Height</th> </tr> </thead> <tbody> <tr><td>A1</td><td>LG+UG+ G+21 floors</td><td>66.5 m</td></tr> <tr><td>A2</td><td>LG+UG+ G+21 floors</td><td>66.5 m</td></tr> <tr><td>T1</td><td>LG+UG+ G+21 floors</td><td>66.5 m</td></tr> <tr><td>T2</td><td>B+3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T3</td><td>B+3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T4</td><td>3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T5</td><td>3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T6</td><td>3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T7</td><td>3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T8</td><td>3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T9</td><td>3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T10</td><td>3P+G+25 floors</td><td>78 m</td></tr> <tr><td>T11</td><td>4P+G+23 floors</td><td>72 m</td></tr> <tr><td>T12</td><td>4P+G+23 floors</td><td>72 m</td></tr> <tr><td>T13</td><td>4P+G+23 floors</td><td>72.35 m</td></tr> <tr><td>Club House</td><td>G+4 floors</td><td>25 m</td></tr> </tbody> </table>	Building Name	Bldg. Configuration	Height	A1	LG+UG+ G+21 floors	66.5 m	A2	LG+UG+ G+21 floors	66.5 m	T1	LG+UG+ G+21 floors	66.5 m	T2	B+3P+G+25 floors	78 m	T3	B+3P+G+25 floors	78 m	T4	3P+G+25 floors	78 m	T5	3P+G+25 floors	78 m	T6	3P+G+25 floors	78 m	T7	3P+G+25 floors	78 m	T8	3P+G+25 floors	78 m	T9	3P+G+25 floors	78 m	T10	3P+G+25 floors	78 m	T11	4P+G+23 floors	72 m	T12	4P+G+23 floors	72 m	T13	4P+G+23 floors	72.35 m	Club House	G+4 floors	25 m
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22	Total number of units	Residential tenements: 2552 Nos. Commercial Units: 5 Nos. Total Expected Users: 13,143 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>1158 KLD</td><td>1158 KLD</td></tr> <tr><td>Recycled (Flushing)</td><td>582 KLD</td><td>582 KLD</td></tr> <tr><td>Recycled (Landscape)</td><td>120 KLD</td><td>---</td></tr> <tr><td>Club House & Swimming Pool</td><td>25 KLD</td><td>25 KLD</td></tr> <tr><td>Total</td><td>1,885 KLD</td><td>1765 KLD</td></tr> <tr><td>Waste water generation</td><td>1610 KLD</td><td>1610 KLD</td></tr> </tbody> </table>	Particular	Dry Season	Wet Season	Fresh Water	1158 KLD	1158 KLD	Recycled (Flushing)	582 KLD	582 KLD	Recycled (Landscape)	120 KLD	---	Club House & Swimming Pool	25 KLD	25 KLD	Total	1,885 KLD	1765 KLD	Waste water generation	1610 KLD	1610 KLD																														
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24	Water Storage Capacity for Fire Fighting/ UGT	UGT details as follows <ul style="list-style-type: none"> Raw UG tank Capacity: 300 Cu. M. Drinking UG tank Capacity: 160 Cu. M. Domestic UG tank Capacity: 1,751 Cu. M. Fire UG tank Capacity: 1600 Cu. M. 																																																			
25	Source of Water	Pune Municipal Corporation (PMC) STP treated water will be reused for flushing & landscape purpose. Tanker water will be used for Swimming Pool.																																																			
26	Rainwater Harvesting (RWH)	<ul style="list-style-type: none"> Level of Ground Water Table: Pre-Monsoon: 24 m to 26 m BGL Post Monsoon: 22 m to 24 m BGL Size & No. of RWH tanks and Quantity: NA 																																																			

		<ul style="list-style-type: none"> Quantity of recharge pits: 34 nos. of recharge pits UGT: <ul style="list-style-type: none"> Raw UG tank Capacity: 300 Cu. M. Drinking UG tank Capacity: 160 Cu. M. Domestic UG tank Capacity: 1,751 Cu. M. Fire UG tank Capacity: 1600 Cu. M. 																					
27	Sewage and Wastewater	<ul style="list-style-type: none"> Sewage Generation: 1589 KLD Proposed STP Capacity: 1610 KLD STP Technology: MBBR 																					
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30	Green Belt Development	<ul style="list-style-type: none"> Total RG Area: 6392.20 Sq.M. Existing trees on Plot: 13 nos. Number of trees to be planted: 800 Nos. Number of trees to be cut: 08 Nos. Number of trees to be transplanted: 02 Nos. 																					
31	Power Requirement	<ul style="list-style-type: none"> Source of power supply: MSEDCL During Construction Phase (Demand Load): 75 kW During Operation Phase (Connected Load): 23,594 kW During Operation Phase (Demand Load): 10,134 kW Transformer: 10 nos. x 1000 kVA, 2 nos. x 630 kVA DG Set: 2 nos. x 600 kVA + 1 no. x 200 kVA Fuel Used: Diesel 																					

32	Details of Energy Saving	Total Energy Saving: 21.42 % through proposed use of Solar Energy and Energy saving measures.			
33	Environment Management Plan during Construction phase	Sr. No.	Parameter	Capital Cost (Rs. In Lakh)	
		1	Personnel Protective Equipment	21.01	
		2	Site Sanitation Facility	3.58	
		3	Water Provision	26.46	
		4	Solid waste management	512.0	
		5	Awareness to workers	5.00	
		6	Health Check up	1.60	
		7	Disaster Management	9.82	
		8	Environmental Monitoring	2.77	
TOTAL			582.24		
34	Environment Management Plan Operation phase				
	Sr. No.	Component	Details	Capital Cost (Lakh)	O &M Cost (Lakh/Y)
	1	Storm water	NA	--	--
	2	Sewage Treatment Plant	STP of 1610 KLD Capacity	173.00	40.10
	3	Water treatment	--	--	--
	4	RWH	34 Nos of Recharge Pits	102.00	5.10
	5	Swimming Pool	--	--	--
	6	Solid waste management	OWC	83.50	15.20
	7	Hazardous waste	NA	--	--
	8	E-waste	Collection & Disposal with authorized agency	--	--
	9	Green Belt Development	800 No of Trees	178.34	30.96
	10	Energy Saving	Energy saving	489.05	24.63
	11	Environment Monitoring	Air, Water, Noise, Soil, STP, DG set, Compost Monitoring	--	2.58
12	Disaster Management	---	5291	263.80	
TOTAL			6316.89/-	382.37/-	
35	Traffic Management	Type	Required as per UDCPR	Actual Provided	Area per Parking
		4-Wheeler	4706 No.	4706 No.	12.5 Sq.M.
		2-Wheeler	1586 No.	1586 No.	--
36	Details of Court Cases/ litigations w.r.t. the project and project location if any	NA			

3. Proposal is a new construction project. Proposal was considered by SEIAA in its 281st (Day-2) meeting held on 03rd 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 undertake that no occupation will be given till sustainable water supply is available.
3. PP to ensure that, the nalla channelling should be as per NoC received from concern authority.
4. PP to submit the details regarding proposed tree cutting and off-site plantation, land availability for the same and provision for watering, geo-tagging and maintenance.
5. PP to prepare and implement plan to make proposed project a plastic free zone.
6. 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.
7. 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.
8. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
9. 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 6870.49 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted up to height 75 m AGL (i.e. 641.87 m AMSL) only as per Civil Aviation NOC.
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- 3,13,527.40 m², Non FSI- 1,85,461.44 m², total BUA-4,98,988.84 m². (Plan approval No-Outward no 8672, dated-20.02.2024) (Restricted as per appraisal)

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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

