



सत्यमेव जयते

File No: SIA/MH/INFRA2/490959/2024  
Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), MAHARASHTRA)

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Date 12/07/2025



To,

Shrikant Kshirsagar  
MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD  
Solitaire World Opp Regency Classic Mumbai Bangalore Highway Baner Pune , Maan Mhalunge and  
Hinjewadi, PUNE, MAHARASHTRA, , 411045  
ecmmhtownship@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/INFRA2/490959/2024 dated 02/08/2024 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.	EC24B3812MH5264819N
(ii) File No.	SIA/MH/INFRA2/490959/2024
(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	Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd.
(viii) Name of Company/Organization	MHALUNGE LAND DEVELOPERS PVT LTD & ASHADAN TOWNSHIP VENTURES PVT LTD
(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 Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Shrikant Kshirsagar 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.
12. 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.
13. This issues with the approval of the Competent Authority

**Annexure 1**

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

1. Specific

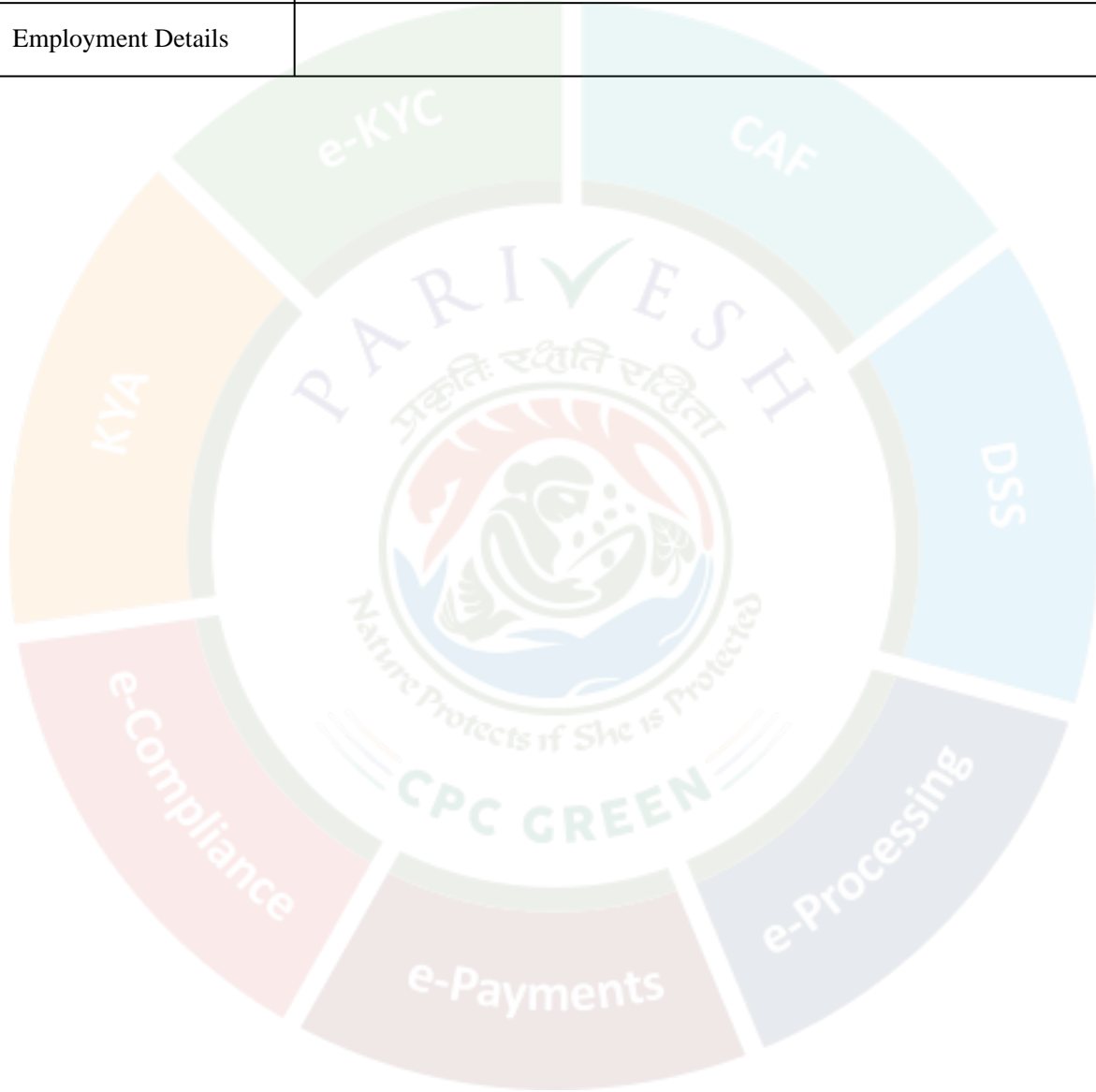
S. No	EC Conditions
1.1	<p>1. PP to submit revised Water Supply NOC.</p> <p>2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble 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.</p> <p>3. PP to prepare and implement plan to make proposed project a plastic free zone.</p> <p>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.</p> <p>5. PP and the planning authority shall ensure that, the construction and demolition waste (C &amp; D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.</p> <p>6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p> <p>7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.</p>

Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd.	
b.	Latitude and Longitude of the project site	18.56256936595477,73.73121219552662 18.57258982242672,73.74109970208619	
c.	Land Requirement (in Ha) of the project or activity	<b>Nature of Land involved</b>	<b>Area in Ha</b>
		Non-Forest Land (A)	101
		Forest Land (B)	0
		Total Land (A+B)	101.0
d.	Date of Public Consultation	Public consultation for the project was held on	

S. No.	Particulars	Details
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	882737
g.	EMP Cost (in lacs)	48
h.	Employment Details	



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/490959/2024  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Mhalunge Land Developers Pvt. Ltd. &  
M/s.Ashadan Township ventures Pvt. Ltd.,  
Mhalunge, Maan and Hinjewadi,  
Tal – Mulshi, Dist. Pune.

Subject : Environmental Clearance for Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by M/s.Mhalunge Land Developers Pvt. Ltd. & M/s.Ashadan Township ventures Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/490959/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 209<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 292<sup>nd</sup> (Day-6) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 16<sup>th</sup> May, 2025.

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

1.	Proposal Number	SIA/MH/INFRA2/490959/2024	
2.	Name of Project	Expansion in Proposed Integrated Township at Mhalunge, Maan and Hinjewadi Tal – Mulshi, Dist. Pune by Mhalunge Land Developers Pvt. Ltd. & Ashadan Township ventures Pvt. Ltd.	
3.	Project category	8 (b) Townships and Area Development projects.	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Ashadan Township ventures Pvt Ltd & Mhalunge Land Developers pvt Ltd.
		Regd. Office address	8 <sup>th</sup> Level, Solitaire World, Opp. Regency Classic, Mumbai- Banglore Highway, Baner, Pune.
6.	Consultant	Vk: e Environmental, Pune	
7.	Applied for	Expansion project.	
8.	Details of previous EC	Earlier EC Number: EC23B038MH176713 at 06/06/2023. Plot Area: 10,10,168 m2 TBUA: 34,15,118.72 m2	
9.	Location of the project	S.no. 39/1(P), S.no. 39/2(P), S.no. 40 (P) H no. 1(P), 2, 3, 4, S.no. 41/1(P), S.no. 41/4, S.no. 42/1, 42/2A, 2B, S.no. 42.1, 3, 4, 5, 6, 7, 8(P), 9, 10, 13, S.no. 43/1 (P), 43 H.no. 2/1, 2/2, S.no. 44 H.no. 1, 2, S.no. 45(P), S.no. 46 H.no. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, S.no. 47 H.no. 1, 2(P), 3(P) at Village Mhalunge, 187/3/A(P),187/3/E, 187/3/F 188/1, 189/3, 189/4, 190/2, 191/1,191/3(P), 192/1/1, 192/1/2, 192/1/3, 192/3, 193/3, 193/2,193/4, 198/1/2,200/3/1,204/1,208/4193/5, 194,195/1,195/2,	

	196/3, 198/1/1, 199/1, 199/2, 199/3, 199/4, 200/1/1(P), 200/1/2, 200/1/3, 200/3/2, 201/1, 201/2, 201/3, 201/4, 202(P), 203/1, 203/2, 203/3, 203/4, 204/2(P), 204/3, 204/4, 204/5, 204/6, 205/1, 205/2, 206/1, 206/2/2(P), 206/2/3, 207, 208/1(P), 208/2/2(P), 208/5, 208/6/1(P), 208/6/3, 216/1, 216/2, 216/3(P), 217/1(P), 218/1/1, 218/1/2 at Village Hinjewadi And S.no. 49/1(P), 49/2(P), 49/3(P), 50/1/A, 50/2/A, 52/1/B, 52/2B, 52/2/A, 52/2/C, 52/2/D, 52/2/E, 52/2/F at Village Mann, Tal. Mulshi, Pune					
10.	Latitude and Longitude	Latitude: 18°34'28.37"N Longitude: 73°43'24.30"E				
11.	Total Plot Area (Sq.m)	10,44,175				
12.	Deductions (Sq.m)	NA as Integrated Township Project				
13.	Net Plot area (Sq.m)	10,44,175				
14.	Proposed FSI area (Sq.m)	26,68,294.40				
15.	Proposed non-FSI area (Sq.m)	14,09,842.37				
16.	Proposed TBUA (Sq.m)	40,78,136.77				
17.	TBUA (Sq.m) approved by Planning Authority till date	In process				
18.	Ground coverage (Sq.m) & %	2,01,555.13 sq.mt. & 18 %				
19.	Total Project Cost (Rs.)	Rs. 8,827.37 Cr.				
20.	CER as per MoEF & CC circular dated 01/05/2018	--				
21.	<b>Details of Building Configuration:</b>					
	Previous EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	<b>Sector R1</b>			<b>Sector R1</b>		
	T 1, - A	LB+UB+S+22	69.75	T 1, - A	LB+UB+S+22	69.75
	T 2 - C and D	P+7	23.95	T 2 - C and D	P+7	23.95
	T 3 - A, B, E	P+7	23.95	T 3 - A, B, E	P+7	23.95
	T4- C and D	P+7	23.95	T4- C and D	P+7	23.95
	T5- A, B, C, F	S+P+7	26.95	T5- A, B, C, F	S+P+7	26.95
	T6- D and E	P+7	23.95	T6- D and E	P+7	23.95
	T7- A, B, C	P+7	23.95	T7- A, B, C	P+7	23.95
	T7- A, B, C	P+7	23.95	T8- D, E	P+7	23.95

T8- D, E	LB+UB+S+P+22	69.60	A, B, C, D, E	LB+UB+S+P+22	69.60
A, B, C, D, E	UB+S+22	68.95	F, G, H	UB+S+22	68.95
F, G, H					
<b>Sector R2</b>			<b>Sector R2</b>		
A	B+LG+UG+23	69.00	A	B+LG+UG+23	69.00
B	B+LG+UG+23	69.00	B	B+LG+UG+23	69.00
C1	B+LG+UG+23	69.00	C1	B+LG+UG+23	69.00
C2	B+LG+UG+23	69.00	C2	B+LG+UG+23	69.00
D1, D2	B+LG+UG+23	66.93	D1, D2	B+LG+UG+23	69.00
E	B+LG+UG+23	66.93	E	B+LG+UG+23	66.93
F	G+1	6.00	F	B+LG+UG+23	66.93
Club House			Club House	G+1	7.60
<b>Sector R3</b>			<b>Sector R3</b>		
T1, T2, T3	G+24 Floors	75.90	T1, T2, T3	G+24 Floors	76.11
MLCP	G+5 Floors	21.00	MLCP	G+5+Club house	21.00
<b>Sector R4</b>			<b>Sector R4</b>		
T1, T2, T3	G+22 Floors	69.60	T1, T2, T3	G+22 Floors	70.11
MLCP	G+5+Club house	22.0	MLCP	G+5+Club house	22.00
<b>Sector R5</b>			<b>Sector R5</b>		
Bldg. A Bldg. B	P+30 Floors	110.20	T1	G+30	93.00
	P+30 Floors	110.20	T2	G+31	96.00
			MLCP	GP+7P+Club	24.50
			Changing Room	house	3.00
			G		
<b>Sector R6</b>			<b>Sector R6</b>		
T1	G+22 Floors	67.80	T1	LG+G+22 Floors	67.80
T2	G+22 Floors	70.80	T2	LG+G+22 Floors	70.80
T3	G+22 Floors	67.80	T3	G+22 Floors	67.80
T4	G+27 Floors	85.80	T4	G+27 Floors	85.80
MLCP	LG+UG+5	26.40	MLCP	LG+UG+5	26.40
R1	G+1	9.30	R1	G+1	9.30
<b>Sector R7 A</b>			<b>Sector R7 A</b>		
T1	G+22 Floors	69.93	T1	G+22 Floors	69.30
T2	G+22 Floors	69.93	T2	G+22 Floors	69.30
T3	G+22 Floors	69.93	T3	G+22 Floors	69.30
T4	G+22 Floors	69.93	T4	G+22 Floors	69.30
MLCP-1	LG+UG+3 Floors	21.10	MLCP-1	LG+UG+3 Floors	21.10
R1	G+1 Floor	9.30	R1	G+1 Floor	9.30
<b>Sector R7 B</b>			<b>Sector R7 B</b>		
B1	G+32 Floors	99.15	B1	G+32 Floors	99.15
B2	G+32 Floors	99.15	B2	G+32 Floors	99.15
B3	G+32 Floors	99.15	B3	G+32 Floors	99.15
B4	G+32 Floors	99.15	B4	G+32 Floors	99.15
B5	G+32 Floors	99.75	B5	G+32 Floors	99.75
MLCP-2	LG+P1+P2+P3+2	22.50	MLCP-2	LG+P1+P2+P3+P+CH	22.50
<b>Sector R8</b>			<b>Sector R8</b>		
T1	LG+32 Floors	100.50	T1	LG+32	100.5
T2	LG+32 Floors	100.50	T2	LG+32	100.5
T3	LG+32 Floors	100.50	T3	UG+32	100.5
T4	LG+32 Floors	100.50	T4	UG+32	100.5
T5	LG+32 Floors	103.50	T5	LG+UG+32	103.5
T5	UG+P1+P2+P3+2	20.70	Club-A	UG+P1+P2+P3+2	20.7
Club A	LG+P1+P2+P3+2	22.50	Club-B	LG+P1+P2+P3+2	22.5
	Ground	4.50	Commercial	G	4.5

Club B Commercial-G					
<b>Sector R9</b>			<b>Sector R9</b>		
T1, T2, T3, T4	G+2P+45	132.3	T1, T2, T3, Club House 1 Club House 2	LGP+G.P+PO.1+PO.2+38 Floors G+PO+1 floor PO-2 G floor	138.30 8.20 5.15
<b>Sector R10</b>			<b>Sector R10</b>		
T1	B+G+2P+30	104.10	T1	B+2P+31 floor	103.55
T2	B+G+2P+30	104.10	T2	B+3P+31 floor	107.75
T3	B+G+2P+30	104.10	T3	B+4P+31 floor	111.95
T4	B+G+2P+30	104.10	T4	B+4P+31 floor	115.60
T5	5P+31 floor	104.10	T5	5P+31 floor	115.75
	P+Amenity 1	8.40	C1	P+Amenity 1	8.40
C-01,	P+Amenity 1	12.60	C2	2P+Amenity 2	12.60
C-02,	P+Amenity 1	12.05	C3	P+2	12.05
C-03					
<b>Sector R11</b>			<b>Sector R11</b>		
Building A	LG+UG+22	69.70	Building A	LG+UG+22	69.70
<b>Sector R12</b>			<b>Sector R12</b>		
Building A	G+27	82.70	A	G+25	76.80
Building B	G+27	82.70	B	G+27	82.70
Building C	P+LG+UG+27	82.70	C	LG+UG+G+27	82.70
Building D	LG+UG+26	82.70	D,	LG+UG+25	79.75
Building E & F	P+P2+26	82.70	E, F	LG+UG+25	79.75
MLCP	B1+B2+G+3	15.00	MLCP+ Club House	LG+UG+G+3	12.00
Club House	G+1	8.00	Club House	Po. G+1	7.75
<b>Sector R13</b>			<b>Sector R13</b>		
BLDG - A, B, C	LP+UP+23 Floors	75.0	T1,	P.1+P.2+P.3+ E-DECK + 24 Floors	87.55
			T2,	P.1+P.2+P.3+ E-DECK + 24 Floors	83.75
			T3,	P.2+P.3+ E-DECK + 24 Floors	80.55
			T4,	P.2+P.3+ E-DECK + 24 Floors	80.55
			T5,	P.2+P.3+ E-DECK + 24 Floors	80.55
			T6,	P.1+P.2+P.3+ E-DECK + 24 Floors	83.75
			T7	P.1+P.2+P.3+ E-DECK + 24 Floors	87.55
			Commercial	RETAIL GR./P.1 + RETAIL 1/P.2	8.50
			MLCP + Club House 1	Floors	20.60
			Club House 2	B.P.+P.1+P.2+P.3+E-DECK+1 <sup>st</sup> G+ 1	9.15
<b>Sector R14</b>			<b>Sector R14</b>		
BLDG - A, B, C	P+12	36.0	T1, T2, T3	G+P1+P2+P3+P4+3 9 Residential floors	129.00
			Club House	Podium +1 <sup>st</sup> floor	10.30
<b>Sector R15</b>			<b>Sector R15</b>		
BLDG - A, B, C, D	LP+UP+23 Floors	75.0	T1, T2, T3	G+P1+P2+P3+P4+3 9 Residential floors	129.00
			Club House	Podium +1 <sup>st</sup> floor	10.30
<b>Sector R16</b>			<b>Sector R16</b>		

BLDG – A, B, C	P+12 Floors	36.00	T1,T2, Club House 1 Club House 2	B+LG+UG+P1+P2+P3+37 Residential Floor Ground+01 Floor Podium +03 Floor	123.50 10.30 16.80
<b>Sector R17</b>			<b>Sector R17</b>		
BLDG - D, E	LP+UP+23 Floors	72.0	T1,T2,T3,T4,T5	B2+B1+G+P1+P2+P3+1st to 36th Floor	120.10
BLDG - F, G, H, I, J, K, L, M, N, O, P, Q	LP+UP+23 Floors	75.0	Club House Retail	Podium 3+1 <sup>st</sup> floor G+Mezz floor	10.30 6.20
<b>Sector R18</b>			<b>Sector R18</b>		
Tower- A, B	P+10 Floors	32.5	Tower- A, B	P+10 Floors	32.5
<b>Sector R19</b>			<b>Sector R19</b>		
BLDG – A, B, C, D	LG+UG+1+2+3+29 Floors	99.15	T1,T2,T3 T4 Club House	LG+UG+1+2+3+29 LG+UG+1+2+3+29 1 <sup>st</sup> + 2 <sup>nd</sup> floor (@3 <sup>rd</sup> floor)	99.15 102.15 23.05
<b>Sector R20</b>			<b>Sector R20</b>		
A Building	P+10 Floors	33.0	A Building	P+10 Floors	33.0
<b>Sector R21</b>			<b>Sector R21+R27</b>		
BLDG - A, B, C, D, E, F	P+10 Floors	33.0	T1-T7 Club House 01 Club House 02 Retail	P4+P3+P2+P1+35 G+1 G P4+P3+P2+P1	119.75 7.45 3.95 11.60
<b>Sector R22</b>			<b>Sectors delete</b>		
BLDG - A, B	G+22	69.00	-	-	-
<b>Sector R23</b>			<b>Sector R23</b>		
T1 & T2	P+S+29	95.95	T1 & T2	P+S+29	96.05
T3, T4, T5, T7, T8 & T9	LP+UP+P1+P2+P2+26	95.95	T3, T4, T5, T7, T8 & T9	P1+P2+UP+PO1+P02+26	96.05
T6	B+LP+UP+P1+P2+P2+26	95.95	T6 Club House 1 Club House 2	B+P1+P2+UP+PO1+PO2+26 G+1 G	96.05 6.60 6.45
<b>Sector R24</b>			<b>Sector R24</b>		
Building A, B, C, D & E	LP+UP+23	75.00	A1 - 57 nos. (Bungalow)	G+2	11.25
<b>Sector R25</b>			<b>Sector R25</b>		
Building A, B, C, D & E	P+23	72.00	A1- 146 nos. (Bungalow)	G+2	11.25
<b>Sector R26</b>			<b>Sector R26</b>		
Building A	P+23	72.00	A - 44 nos. (Bungalow)	G+2	11.25
<b>Sector R27</b>			<b>R27 sector merged with R21</b>		
Building T1, T2, T3, T4, T5, & T6	P+10	33.00	-	-	-
<b>Sector R28</b>			<b>Sector R28</b>		
Building A, B, C, D & E	LP+UP+23	75.00	T1 T2 T3 Club House	P+10 P+10 P+10 G+1	33.00 33.00 33.00 6.30
<b>Sector R29</b>			<b>Sector R29</b>		
Building T1, T2, T3, T4, T5, T6 & T7	B+G+P1+P2+35	120.55	T1 T2-T5 T6-T7 Club House 01 Squash Court	GP+P1+P2+35 P1+P2+35 GP+P1+P2+35 Podium (G+1 <sup>st</sup> floor)	120.95 116.60 120.95 7.25

				Podium (P1+P2)	8.10
<b>Sector R30</b>			<b>Sector R30</b>		
Building T1, T2, T3, & T4	P+10	33.00	T1, T2 and T3 Club House 1	3B+GP+3P+35 Floors G+1	119.00 6.45
Sector E1	B+LG+UP+3 Floors	21.0	Sector E1	B+LG+UP+3 Floors	21.0
E2 Building	B+S+G+12 Floors	53.2	E2 Building	B+G+1 floor	15.00
E3 1 Building	2P+G+8 Floors	41.40	E3 Building	P+10 floor	33.00
--	--	--	E4 Building	B+G+S+12	53.20
SC-01(school) Building 1	G+3 Floors	18.00	SC-01(school) Building 1	G+3 Floors	18.00
SC-02(school) Building 1	G+7 Floors	30.00	SC-02 (school) Building 1	B+G+3 Floors	20.00
H-01 healthcare Building 1	B+G+3 Floors	15.00	H-01 healthcare Building 1	B+G+3 Floors	15.00
--	--	--	H-02 healthcare Building 2	B+G+3 Floors	15.00
P-01 Townhall Building 1	B+G+2 Floors	15.00	P-01 Townhall Building 1	B+G+2 Floors	15.00
P 02	B+G+1 Floors	15.00	P 02	B+LG+G+1st+Terrace	17.00
Markets Building	G+1 Floors	7.35	U17-Markets Building	G+1 Floors	7.35
U01 Fire station	A – G+2	12.00	U01-Fire station	A – G+2	12.00
	B – G+4	15.00		B – G+4	15.00
U01 Fire station	C – G+1	8.00		C – G+1	8.00
U02-WTP01	--	--	U18-WTP01	--	--
U03- WTP02	--	--	U03- WTP02	--	--
U04-Ele.Sub	--	--	U04-Ele.Sub	--	--
U04A-Ele.Sub			U04A-Ele.Sub		
U05-Public Parking	--	--	U05-Public Parking	--	--
U06-Ele.Sub	--	--	U06-Ele.Sub	--	--
--	--	--	U07-Ele.Sub	--	--
U08-Bus Station	--	--	U08-Bus Station	--	--
U09-Burial Ground	--	--	U09- Ele. Sub	--	--
U10-Burial Ground	--	--	U10-Burial Ground	--	--
U11-Utility	--	--	--	--	--
U12-Ele.Sub	--	--	U12-Ele.Sub	--	--
U13-Ele.Sub	--	--	U13-Ele. Sub	--	--
U14-Solid Waste Management	--	--	U14- Ele. Sub	--	--
--	--	--	U15- Land under local authority	--	--
--	--	--	U16- Land under local authority	--	--
--	--	--	U17-Community market	--	--
--	--	--	U19-Ele.Sub	--	--
22.	Total number of tenements		Residential Flats: 25,823 nos.		

		Retail Shops/ Offices: 992 nos.			
23	Total number of Population	<b>Total: 1,41,019 users</b> Residential 1,29,115 users Commercial & visitors 11,904 users			
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	12,271 (12,066 + 205 for car washing)	Fresh Water	12,271 (12,066 + 205 for car washing)
		Flushing	6091	Flushing	6,091
		Recycled for landscape	1344	Recycled for landscape	00
		HVAC	181	HVAC	181
		Swimming Pool	10	Swimming Pool	10
		Total	19,897	Total	18,553
		Wastewater generation	16,340	Wastewater generation	16,340
25.	Water Storage Capacity for Firefighting / UGT	Firefighting - Underground water tank: 12,400 KLD. Firefighting - Overhead water tank: 20 KLD for each building.			
26.	Source of water	Irrigation Department, Govt. of Maharashtra.			
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre-Monsoon 12 to 13 mt BGL Post Monsoon 3 to 4 mt BGL	
		Size and no of RWH tank(s) and Quantity:		NA	
		Quantity and size of recharge pits:		244 nos. of size 2m X 1.5 m X 2m	
		Details of UGT tanks if any:		NA	
28.	Sewage and Wastewater	Sewage generation in KLD	16,340 KLD		
		STP technology:	MBBR		
		Capacity of STP KLD:	STP's total capacity of 16,570 KLD will be provided.		
	Solid Waste Management during Constn. Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	50 kg/day	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.	
		Wet waste:	50 kg/day		
		Construction waste	100 kg/day		
30.	Solid Waste Management during Operation Phase	Type	Qty. (kg/d)	Treatment / disposal	
		Dry waste:	27,563	Handed over to authorize recycler for further handling & disposal purpose.	
		Wet waste:	39,910	Wet waste will be treated in onsite organic waste converter machine.	
		Hazardous waste:	NA	NA	
		Biomedical waste	534	Handed over to authorized recyclers for further handling & disposal purpose.	
		E-Waste	402	Handed over to authorized recyclers for	

				Further handling & disposal purpose.	
		STP Sludge (dry)	1634 kg/day	Will be used as manure	
31.	Green Belt Development	Total RG area (Sq.m):		2,05,276.48	
		Existing trees on plot:		2,029 nos.	
		Number of trees required to be planted		15,663 nos.	
		Number of trees to be cut:		1136 nos.	
		Number of trees to be Protected		893 nos.	
		Total No. of Proposed trees		25,569 nos.	
		Total no. of Compensatory Planation		10,906 nos..	
32.	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		3,827.50 KVA	
		During Operation phase (Connected load):		1,67,704.18 KW	
		During Operation phase (Demand load):		1,17,369 KW	
		Transformer:		198 x 630 KVA, 16 x 315 KVA	
		DG set:	12 x 500 KVA, 25 x 320 KVA, 11 x 250 KVA, 9 x 200 KVA, 4 x 125 KVA.		
		Fuel used:		HSD	
33.	Details of Energy saving	Total Energy Saving: 19.3%			
34.	EMP budget during Construction phase	<b>Type</b>	<b>Details</b>	<b>One Time Cost</b>	<b>Annual Cost</b>
		Air Environment	Erosion control – dust suppression measures, barricading and topsoil preservation	---	2,88,000
			Barricading	2,88,000	---
			Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	1,67,200	---
		Land	Establishment of Labour Colony and Labour Colony Toilets & Sanitation	38,75,000.00	---
		Land Health and Safety	Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labours	---	2,52,000.00
			Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	---	1,17,000.00
	Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	---	30,00,000.00		

		Environment Management	Environment management cell	---	17,76,000.00
			Environmental Monitoring	---	9,46,800.00
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage Treatment Plant	Sewage Treatment Plant	5,27,43,800	5,91,88,000
		Solid Waste Management	Solid Waste Management	8,26,75,000	3,13,41,192
		Bio-medical Waste Management	Bio-medical Waste Management	--	10,00,000
		Rainwater Harvesting	Rainwater Harvesting	1,90,50,000	25,40,000
		Environmental Monitoring	Environmental Monitoring	3,19,200	
		Solar Hot water & Solar PV system	Solar Hot water & Solar PV system	31,57,04,980.58	1,94,38,461.04
		Lightening Arrester Cost	Lightening Arrester Cost	45,00,000	--
		Landscape	Development & maintenance	4,00,00,000	3,50,000
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area (Sq.m)
		4-Wheeler	21,098	21,098	10,72,632.40
		2-Wheeler	40,596	40,596	
		Cycles	16,191	16,191	
37.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case on land and project as per informed by project proponent	

**Comparative statement details are as below:**

Sr.	Description	Details as per EC received on 06/06/2023	As per proposed expansion	Remarks
1	Total Plot Area (m2)	10,10,168	10,44,175	Increased by 34,007
2	Net Plot Area (m2)	10,10,168	10,44,175	Increased by 34,007
3	FSI Area (m2)	20,03,066.90	26,68,294.40	Increased by 6,65,227.5
4	Non FSI Area (m2)	14,12,051.82	14,09,842.37	Decreased by 2,209.45
5	Total Construction (m2)	34,15,118.72	40,78,136.77	Increased by 6,63,018.05
6	Maximum Building wise Height	132.3 m	138.30 m	Increased by 6 m
7	No. of Tenements	Tenements- 25,812 Offices/ Shops- 545	Tenements- 25,823 Offices/Shops- 992.	The total number of tenements & office/shops increased.
8	No. of users	1,39,401 Nos	1,41,019 Nos.	Population Increased by 1,618 nos.
9	Domestic Water Requirement	12,147.72	12,271.00	The freshwater demand increased by 123.2 KLD.
10	Flushing Water Requirement	6,034	6,091	Increased by 57 KLD
11	Landscaping Water Requirement	1,342	1,344	Increased by 2 KLD.
12	DG Sets	1X 500 KVA, 31X 320 KVA, 7X 250 KVA, 27X 200 KVA, 1 X 125 KVA	12 X 500 KVA, 25 X 320KVA, 11 X 250 KVA, 9 X200 KVA, 4 X 125 KVA	Capacity increased.
13	Sewage Generation	16,178.00	16,340.00	The sewage generation increased by 162 KLD.

14	STP Capacity	16,410	16,570.00	Total STP capacity increased by 160 KLD.
15	Solid waste Generation (Kg/Day)	67,060	67,473	The total solid waste generation increased by 413 kg/day.

3. Proposal is an expansion of existing construction project. PP has obtained latest EC vide Letter No. EC23B038MH176713 dated 06.06.2023 for total BUA of 34,15,118.72 m<sup>2</sup>. Proposal has been considered by SEIAA in its 292<sup>nd</sup> (Day-6) meeting held on 16<sup>th</sup> May, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit revised Water Supply NOC.
2. 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 plan 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 & 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.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 2,05,276.48 m<sup>2</sup> on mother earth. 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. 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.

5. SEIAA decided to grant EC for FSI- 26,68,354.97 m<sup>2</sup>, Non FSI- 14,09,842.37m<sup>2</sup>, Total BUA- 40,78,197.34 m<sup>2</sup>. (Plan approval No-BMU/C. R.No.1766/23-24/Mouza Mhalunge, Maan Hinjewadi/S.No./G.No/CTS No. 39/1 and other dated 22.03.2024)

**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, SO<sub>2</sub>, NO<sub>x</sub> (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.

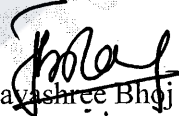
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Jayashree Bhuj  
(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.