



File No: SIA/MH/INFRA2/579890/2026

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 20/07/2026

To,

Siddharth Kunkulol
PARAS MULTISPACE LLP
Rahul Capital, 115/B, Prabhat Road, Opp. Prabhat Police Chowky, Erandwane, Pune , PUNE,
MAHARASHTRA, , 411004
rahulconstruction@hotmail.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/INFRA2/579890/2026 dated 27/05/2026 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.	EC26B3813MH5208308N
(ii) File No.	SIA/MH/INFRA2/579890/2026
(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	“Rahul Downtown” by M/s Paras Multispace LLP
(viii) Name of Company/Organization	PARAS MULTISPACE LLP
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Siddharth Kunkulol 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

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. 2. PP to prepare and implement plan to make proposed project a plastic free zone. 3. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water. 4. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025. 6. 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	"Rahul Downtown" by M/s Paras Multispace LLP
b.	Latitude and Longitude of the project site	18.63242668154113,73.74174341531628 18.63439242674421,73.74377691717302
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved
		Area in Ha
		Non-Forest Land (A)
		3.0132
		Forest Land (B)
		0
		Total Land (A+B)
		3.0132

S. No.	Particulars	Details
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)	47000
g.	EMP Cost (in lacs)	1095.45
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
Not Applicable	Product	0	0	0	Not Applicable	Other

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/579890/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/S. Paras Multispace LLP
S No 11/10/1,11/10/2,11/11/1+2+3+4+5+6+7+8+9+10,11/12,11/13,11/8(P)
Plot-A Village Punawale, Tal- Mulshi, Dist. Pune

Subject : Environmental Clearance for Rahul Downtown at S No 11/10/1,11/10/2,11/11/1+2+3+4+5+6+7+8+9+10,11/12,11/13,11/8(P) Plot-A Village Punawale, Tal- Mulshi, Dist. Pune by M/s Paras Multispace LLP.

Reference : Application no. SIA/MH/INFRA2/579890/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 282nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 350th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 15th July, 2026.

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

1.	Proposal Number	SIA/MH/INFRA2/579890/2026	
2.	Name of Project	“Rahul Downtown” by M/s Paras Multispace LLP	
3.	Project category	8(b)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Siddharth R. Kunkulol
		Regd. Office address	“Rahul Capital” 115/B, Prabhat Road, Opp. Prabhat Police Chowky, Erandwane, Pune-411004.
		e-mail	siddharthk1@hotmail.com
6.	Consultant	ACE Environment, Mumbai NABET Certificate No. NABET/EIA/23-26/IA 0133, Valid up to 08/12/2026	
7.	Applied for	Expansion Project	
8.	Details of previous EC	1. Vide No. – SEIAA/2016/III/CR275/TC-3 dated 09/12/2016 2. Vide No.- EC22B038MH110773 dated 12/03/2022 3. Vide No. - SIA/MH/INFRA2/467632/2024 dated 22/07/2025	
9.	Location of the project	S No 11/10/1,11/10/2,11/11/1+2+3+4+5+6+7+8+9+10,11/12,11/13, 11/8(P) Plot-A Village Punawale, Tal- Mulshi, Dist. Pune.	
10.	Latitude and Longitude	Latitude – 18°37’59.34” N Longitude– 73°44’34.03” E	
11.	Total Plot Area (m ²)	34132.09 m ²	

1	Deductions (m ²)	3123.25 m ²
2.		
1	Net Plot area (m ²)	31008.84 m ²
3.		
1	Proposed FSI area (m ²)	162997.52 m ²
4.		
1	Proposed non-FSI area (m ²)	86148.73 m ²
5.		
1	Proposed TBUA (m ²)	249146.25 m ²
6.		
1	TBUA (m ²) approved by Planning Authority till date	249146.25 m ² (FSI - 162997.52 m ² + non-FSI - 86148.73 m ²)
7.		
1	Ground coverage (m ²) & %	16294.90 m ² 47.78 % of Total Plot area (34102.09 m ²) 52.54 % of Net Plot area (31008.84 m ²)
8.		
1	Total Project Cost (Rs.)	470 Cr.
9.		
2	CER as per MoEF& CC circular dated 01/05/2018	-
0.		
2	Details of Building Configuration:	
1.	Previous EC / Existing Building	Proposed Configuration
	Build ing Nam e	Configurati on
	Heig ht (m)	Building Name
	Configurati on	Configuratio n
	Heig ht (m)	Heig ht (m)
	Buildi ng A	BS1+BS2+G R+27 Floor
	85.20	Building A
	BS1+BS2+GR +27 Floor	85.20
	No change BS1+BS2+G R+27Fl completed	
	Buildi ng A1	BS1+BS2+G R+3Fl
	19.60	Building A1
	BS1+BS2+GR +3 Floor	19.60
	No change BS1+BS2+G R+3 Fl Completed	
	Buildi ng B	BS1+BS2+G R+27 Floor
	85.20	Building B
	BS1+BS2+GR +27 Floor	85.20
	No Change BS1+BS2+G R+26 Fl Completed	
	Buildi ng C	BS1+BS2+G R+27 Floor
	85.20	Building C
	BS1+BS2+GR +27 Floor	85.20
	No Change BS1+BS2+G R+26 Fl Completed	
	Buildi ng D (Wing 1 +Win g 2)	BS1+BS2+G R+9 Floor
	32.10	Building D (Wing D1 & Wing D2)
	BS1+BS2+GR +28 Floor	87.40
	Increased by 19 FL BS1+BS2+G R+1 st FL Completed	

	Building E	BS1+BS2+GR R+25 Floor	79.30	Building E	BS1+BS2+GR +25 Floor	79.30	BS1+BS2+GR R+25 FI Completed & Completion Received
	Building F	BS1+BS2+GR R+25 Floor	79.30	Building F	BS1+BS2+GR +25 Floor	79.30	BS1+BS2+GR R+25 FI Completed & Completion Received
	Building H	P+4 Floor	14.95	Building G	P+4 Floor	14.95	Building name changed from H to G. Construction not yet started.
	-	-	-	Building H	BS1+GR+Po.P r+11 Floor	47.80	New Building Proposed on additional plot.
2	Total No of Tenements			Total No of Tenements - 1364 Nos,			
2.				Shops- 30 Nos, Offices- 174Nos, Gym- 1 No			
2	Water Budget	Dry Season(m ³ /day)		Wet Season (m ³ /day)			
3.		Fresh Water	667.18 m ³ /day	Fresh Water	667.18 m ³ /day		
		Recycled water for Gardening	48.00 m ³ /day	Recycled water for Gardening	NA		
		Swimming Pool	3.88 m ³ /day	Swimming Pool	3.88 m ³ /day		
		Recycled water for Flushing	349.60 m ³ /day	Recycled water for Flushing	349.60 m ³ /day		
		Total	1068.66 m ³ /day (One time)	Total	1020.66 m ³ /day (One time)		
		Excess treated water generation	415.82 m ³ /day	Excess treated water generation	463.82 m ³ /day		
2	Water Storage Capacity for Firefighting /UGT	Domestic UG tank Capacity:1002 m ³					
4.		Flushing UG tank Capacity: 526 m ³					
	Fire UG tank Capacity: 650 m ³						
2	Source of water	Pimpri-Chinchwad Municipal Corporation					
2	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre monsoon – 18 m to 19 m BGL			
6.		Size and no of RWH tank(s) and Quantity:		Post monsoon – 9 m to 10 m BGL			
				NA			

		Quantity and size of recharge pits:	19 Nos. (13 Nos for surface water harvesting & 6 Nos for roof top rain water harvesting) A recharge structure of Length 2 Mt., Width 2 Mt. and Height 2 Mt. with 60 M deep recharge bore well with 1 number of 2 M length, 2 M Width and 3 M deep de-silting chamber with O & G Trap.	
		Details of UGT tanks if any:	NA	
2 7.	Sewage and Wastewater	Sewage generation in CMD:	915.10 m ³ /day (852.73 m ³ /day +62.37 m ³ /day)	
		STP technology:	MBBR	
		Capacity of STP (CMD):	STP – 930m ³ /day (860 m ³ /day +70 m ³ /day)	
2 8.	Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	12.00 Kg/Day	Send to Authorized Vendor
		Wet waste:	18.00 Kg/Day	Send to Authorized Vendor
		Construction waste	30.00 Kg/Day	Will be used for Leveling
2 9.	Solid Waste Management during Operation Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	1684 kg/day	Handed over to Authorized Vendor
		Wet waste:	2260 kg/day	Organic Waste Convertor
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	27 Kg/day	Handed over to Authorized Vendor
		STP Sludge	56.82 Kg/day	Will be used as manure after treatment in OWC
3 0.	Green Belt Development	Total RG area (m ²):	3103.58 m ²	
		Existing trees on plot:	14 Nos	
		Number of trees to be planted:	443 Nos	
		Number of trees to be cut:	No	
		Number of trees to be transplanted:	No	
3 1.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	100 KVA	
		During Operation phase (Connected load):	13176 KVA	
		During Operation phase (Demand load):	5606 KVA	
		Transformer:	630 KVA -9 Nos	
		DG set:	750 KVA – 3Nos & 320 KVA - 1No	
		Fuel used:	HSD	

3 2.	Details of Energy saving	Total Energy saving – 22.15%			
3 3.	Environmental Management plan budget during Construction Phase	Type	Details	Cost	
		Capital Cost	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets& Debris Management	144.00 Lakh	
		O & M Cost	Water for Dust Suppression, Air & Noise Monitoring, Tanker Water for Construction & Labour, Water Monitoring, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Creches for Children, Food for children.	40.00 Lakh/Year	
3 4.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O & M (Rs/Y)
		Storm Water	Storm Water Piping	NA	NA
		Sewage treatment	STP -860 KLD	81.00 Lakh	35.89 Lakh/year
			STP- 70 KLD	14.00 Lakh	10.60 Lakh/year
		Water treatment	-	16.60 Lakh	1.66 Lakh/year
		RWH	Rain Water Harvesting	28.00 Lakh	1.20 Lakh/year
		Swimming Pool	-	40 Lakh	4.00 Lakh/year
		Solid Waste	Organic Waste Converter	49.00 Lakh	13.45 Lakh/year
			Dry waste Management	3.00 Lakh	5.00 Lakh/Year
		Hazardous waste	NA	NA	NA
		Green belt development	-	560.72 Lakh	1.34 Lakh/Year
		Energy saving	Solar PV	177.10 Lakh	17.71 Lakh/Year
		Energy saving	Solar Hot Water	126.00 Lakh	12.60 Lakh/Year
		Environmental Monitoring		-	2.50 Lakh/year

3 5.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	968	1402	Open Parking=25 m ² Covered Parking= 30 m ² Basement Parking= 35 m ²
		2-Wheeler	2302	2302	3.00 m ²
3 6.	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

Comparative Statement Details:

Sr. No	Description	Details as per EC received on 22/07/2025	As per proposed expansion	Remarks
1	Total Plot area(m ²)	30132.09 m ²	34132.09 m ²	Increased by 4000 m ²
2	FSI area (m ²)	119886.10 m ²	162997.52m ²	Increased by 43111.42 m ²
3	Non FSI area (m ²)	73122.14m ²	86148.73 m ²	Increased by 13026.59m ²
4	Total Construction BUP area (m ²)	193008.24 m ²	249146.25 m ²	Increased by 56138.01m ²
5	Building Configuration	Building A - BS1+BS2+GR+27 Floor	Building A - BS1+BS2+GR+27 Floor	No change BS1+BS2+GR+27Fl completed
		Building A1 - BS1+BS2+GR+3 Floor	Building A1 - BS1+BS2+GR+3 Floor	No change BS1+BS2+GR+3 Fl Completed
		Building B - BS1+BS2+GR+27 Floor	Building B - BS1+BS2+GR+27 Floor	No Change BS1+BS2+GR+26 Fl Completed
		Building C- BS1+BS2+GR+27 Floor	Building C- BS1+BS2+GR+27 Floor	No Change BS1+BS2+GR+26 Fl Completed
		Building D (Wing 1 and Wing 2) - BS1+BS2+GR+9 Floor	Building D (Wing D1 and Wing D2) - BS1+BS2+GR+28 Floor	Increased by 19 FL BS1+BS2+GR+1 st FL Completed
		Building E- BS1+BS2+GR+25 Floor	Building E- BS1+BS2+GR+25 Floor	BS1+BS2+GR+25 Fl Completed & Completion Received
		Building F- BS1+BS2+GR+25 Floor	Building F- BS1+BS2+GR+25 Floor	BS1+BS2+GR+25 Fl Completed & Completion Received

		Building H -P+4 Floor	Building G - P+4 Floor	Building name changed from H to G. Construction not yet started.
		-	Building H - BS1+GR+PoPr+11 Floor	New Building Proposed on additional plot.
6	Total Tenements	Residential:1132 Nos Shops-28 Nos Gym-1 No	Residential:1364 Nos Shops - 30 Nos Gym-1 No Offices – 174Nos	Tenements Increased by 232 Nos Shops – Increased by 2 Nos Gym – No change Offices- Proposed by 174 Nos
7	Occupancy/ Users (in nos)	Residential Users: 5660 Nos. Commercial Users:595Nos.	Residential Users: 6820 Nos. Commercial Users: - 2135 Nos.	Residential Users: Increased by 1160 Nos Commercial Users: Increased by 1540 Nos.
8	No. of Users	6255 Nos	8955 Nos	Increased by 2700 Nos
9	Total Water Requirement (m ³ /day)	829.76 m ³ /day	1068.66 m ³ /day	Increased by 238.90 m ³ /day
10	Sewage Generation (m ³ /day)	711.80 m ³ /day	915.10 m ³ /day (852.73 m ³ /day +62.37 m ³ /day)	Increased by 203.30 m ³ /day
11	STP Capacity (m ³ /day)	720.00 m ³ /day	930 m ³ /day (860 m ³ /day +70 m ³ /day)	Increased by 210 m ³ /day (140 m ³ /day & Proposed 70 m ³ /day)
12	Wet waste (Kg/day)	1758 kg/day	2260 kg/day	Increased by 502 kg/day
13	Dry waste (Kg/day)	1221 kg/day	1684 kg/day	Increased by 463 kg/day
14	Power Requirement	Transformer: 5 Nos. 630 KVA & 1 No 315 KVA	Transformer: 630 KVA- 9 Nos	Proposed 630 KVA- 4 nos
15	No of DG Set (KVA)	600 KVA-1 No & 30 KVA- 1No	750 KVA- 3Nos & 320 KVA - 1 No	Change by 750 KVA- 3Nos & 320 KVA - 1 No
16	RG area (m ²)	3103.58 m ²	3103.58 m ²	No change
17	Location of RG area	On mother earth	On mother earth	No change

3. PP has obtained earlier EC vide Letter No. SIA/MH/INFRA2/467632/2024 dated 22.07.2025 for total BUA of 1,93,008.24 m². Proposal has been considered by SEIAA in its 350th meeting held on 15th July, 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. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water.
4. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025.
6. 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 3100.88 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 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 162997.52 m², Non FSI area of 86148.73 m² and total BUA of 249146.25 m². (Plan approval No- B.P/EC/Punawale/05/2026 Dated 23/04/2026).

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

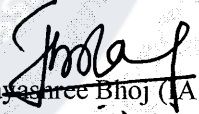
- recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water 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. This 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.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

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

