



File No: SIA/MH/INFRA2/581540/2026

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 27/07/2026

To,

Jitesh Bonde
MANJRI HORSE BREEDERS FARM PVT.LTD
70, Nagindas Master Road, Fort, Mumbai 40023 , Mumbai, MUMBAI, MAHARASHTRA, -, 400023
jitesh.bonde@shapoorji.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/INFRA2/581540/2026 dated 08/06/2026 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.	EC26B3812MH5473612N
(ii) File No.	SIA/MH/INFRA2/581540/2026
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed Commercial Project at Plot 1A-1 on Shevalewadi S. No. 14(P), 15(P), 16(P) & Manjri Bk. S. No. 71/A/2, 71/B, 70A, 71C/2, 71/1/1B, 71/A/1/1F, 71/A/1/1E, Taluka - Haveli, Dist. - Pune by M/s. Manjri Horse Breeders Farm Pvt. Ltd. and Others.
(vii) Name of Project	MANJRI HORSE BREEDERS FARM PVT.LTD PUNE, MAHARASHTRA
(viii) Name of Company/Organization	SEIAA
(ix) Location of Project (District, State)	No
(x) Issuing Authority	
(xi) Applicability of General Conditions as per EIA Notification, 2006	

Plot/Survey Khasra Nos.: Plot 1A-1 , S. No. 71/A/2 , 71/B , 70A , 71C/2 , 71/1/1B , 71/A/1/1F , 71/A/1/1E , Plot 1A-1 on Shevalewadi S. No. 14(P) , 15(P) , 16(P)

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the SEIAA Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Jitesh Bonde 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 operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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. Though total built up area of the application is 2,64,984.40 Sq.mt, IoD received for only Tower "B" of Phase 1 comprising total built up area 66,320.68 Sq.mt. EC to be restricted to 66,320.68 Sq.mt. 3. PP to prepare and implement plans to make proposed project a plastic free zone. 4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water. 5. PP and the planning authority shall ensure that the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025. 7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed Commercial Project at Plot 1A-1 on Shevalewadi S. No. 14(P), 15(P), 16(P) & Manjri Bk. S. No. 71/A/2, 71/B, 70A, 71C/2, 71/1/1B, 71/A/1/1F, 71/A/1/1E, Taluka - Haveli, Dist. - Pune by M/s. Manjri Horse Breeders Farm Pvt. Ltd. and Others.
b.	Latitude and	18.48733037398843,73.96340902266074 18.49672267810968,73.96860056376944

S. No.	Particulars	Details	
	Longitude of the project site		
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	16.3332
		Forest Land (B)	0
		Total Land (A+B)	16.3332
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)	63612	
g.	EMP Cost (in lacs)	1167.12	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Commercial Towers	Product	264984.4	Sq.m	It is Construction Project	-

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/581540/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Manjri Horse Breeders Farm Pvt. Ltd. and Others.
Plot 1A 1 on Shevalewadi S. No. 14(P), 15(P), 16(P) &
Manjri Bk. S. No. 71/A/2, 71/B, 70A, 71C/2, 71/1/1B,
71/A/1/1F, 71/A/1/1E, Taluka - Haveli, Dist. - Pune.

Subject : Environmental Clearance for Proposed Commercial Project at Plot 1A 1 on
Shevalewadi S. No. 14(P), 15(P), 16(P) & Manjri Bk. S. No. 71/A/2, 71/B, 70A,
71C/2, 71/1/1B, 71/A/1/1F, 71/A/1/1E, Taluka - Haveli, Dist. - Pune by M/s.
Manjri Horse Breeders Farm Pvt. Ltd. and Others.

Reference : Application no. SIA/MH/INFRA2/581540/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 284th meeting under screening category 8 (a) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 353rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 20th July, 2026.

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

1.	Proposal Number	SIA/MH/INFRA2/581540/2026	
2.	Name of Project	Proposed Commercial Project at Plot 1A-1 on Shevalewadi S. No. 14(P), 15(P), 16(P) & Manjri Bk. S. No. 71/A/2, 71/B, 70A, 71C/2, 71/1/1B, 71/A/1/1F, 71/A/1/1E, Taluka - Haveli, Dist. - Pune by M/s. Manjri Horse Breeders Farm Pvt. Ltd. and Others.	
3.	Project category	8b (B1)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Jitesh Shrikrishna Bonde
		Regd. Office address	41/44, SP Centre, Minoo Desai Marg, Colaba, Mumbai City, Maharashtra- 400 005.
		Contact number	-----
		e-mail	jitesh.bonde@shapoorji.com
6.	Consultant	Sustainera Solutions Pvt. Ltd.	
7.	Applied for	New Green Field Project - Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	Plot 1A-1 on Shevalewadi S. No. 14(P), 15(P), 16(P) & Manjri Bk. S. No. 71/A/2, 71/B, 70A, 71C/2, 71/1/1B, 71/A/1/1F, 71/A/1/1E, Taluka - Haveli, Dist. - Pune	
10.	Latitude and Longitude	Latitude - 18°29'31.14"N Longitude - 73°58'0.21"E	

11.	Total Plot Area (m ²)	1,63,332.00				
12.	Deductions (m ²)	28,372.57				
13.	Net Plot area (m ²)	1,34,959.43				
14.	Proposed FSI area (m ²)	1,59,763.56				
15.	Proposed non-FSI area (m ²)	1,05,220.84				
16.	Proposed TBUA (m ²)	2,64,984.40				
17.	TBUA (m ²) approved by Planning Authority till date	IOD obtained from Pune Metropolitan Region Development Authority (PMRDA) having vide no. IOD10000002252600062 dated 02.06.2026 for 66,320.68 sq. m built up area. Pune Metropolitan Region Development Authority (PMRDA)				
18.	Ground coverage (m ²) & %	11,204.64 & 8.3 %				
19.	Total Project Cost (Rs.)	Rs. 636.12/- Cr.				
20.	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F.No.22-65/2017-IA.III dated 20.10.2020.				
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = P, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification /Change
	Previous EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	--	--	--	Tower A	2B + Ground to 2 nd floor retail+ 3 rd to 7 th floor parking +8 th to 20 th floor commercial	79.89
	--	--	--	Tower B	2B + Ground to 2 nd floor retail+ 3 rd to 7 th floor parking +8 th to 20 th floor commercial	79.89
	--	--	--	Tower C	2B + Ground to 2 nd floor retail+ 3 rd to 7 th floor parking +8 th to 20 th floor commercial	79.89
	--	--	--	Tower D	2B + Ground to 2 nd floor retail+ 3 rd to 7 th floor parking +8 th to 20 th floor commercial	79.89
				Services for Tower A (DG Set & Transformer)	GF + 1	6.00
			Services for Tower B	Gr. + 1	6.00	

				(DG Set & Transformer)			
				Services for Tower C (DG Set & Transformer)	Gr. + 1	6.00	
				Services for Tower D (DG Set & Transformer)	Gr. + 1	6.00	
				Security Cabin (7 nos.)	Ground	3.00	
22.	Total number of tenements			Commercial – Tower A & B - Shops – 50 nos. + Office – 380 nos. Tower C & D - Shops – 50 nos. + Office – 380 nos. Population – Tower A & B – 9,402 Nos Tower C & D – 9,402 Nos Total = 18,804 Nos.			
23.	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water			470	Fresh Water	470
		Recycled (Flushing)			376	Recycled (Flushing)	376
		Recycled (Gardening)			117	Recycled (Gardening)	00
		Swimming Pool			00	Swimming Pool	00
		Total			963	Total	846
24.	Water Storage Capacity for Firefighting/UGT	Domestic UG tank Capacity: 708 CMD Flushing UG tank Capacity: 568 CMD Fire UG tank Capacity: 800 CMD					
25.	Source of water	CGWA					
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:			Summer Season – 13 m. to 18.40 m. BGL. (15.70 M. Average) Rainy Season – 5.40 m. to 6.40 BGL. (6 M. Average) Winter Season – 9.20 m. to 12.50 m. BGL. (10.85 BGL Average)		
		Size and no of RWH tank(s) and Quantity:			NA		
		Quantity and size of recharge pits:			No. of recharge pits: 27 Nos. (5 for Roof Top & 22 for Surface Runoff) Size: 1.50 M. X 1.50 M. X 1.50 M		
		Details of UGT tanks if any:			NA		
27.	Sewage and Wastewater	Sewage generation in CMD:			Tower A & B – 381 Tower C & D – 381 Total – 762		
		STP technology:			MBBR		
		Capacity of STP (CMD):			Tower A & B – 200 x 2 = 400 Tower C & D – 200 x 2 = 400 Total – 800		

28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	230	Handed over to authorized vendor
		Wet waste:	320	Handed over to authorized vendor
		Construction waste	Excavated material from proposed buildings.	Excavated material will be used for Back filling and levelling. Remaining will be sent outside
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/day)	Treatment / disposal
		Dry waste:	2,821	Will be handed over to authorized agency
		Wet waste:	1,880	Treated in OWC machine within site
		Hazardous waste:	Negligible	NA
		Biomedical waste	NA	NA
		E-Waste	77	Will be handed over to authorized agency
		STP Sludge (dry)	76	Used as Manure and rest will be handed over to nursery
30.	Green Belt Development	Total RG area (m ²):		Required RG = 13,495.94 m ² Proposed RG m ² = 13,495.94 m ²
		Existing trees on plot:		3300
		Number of trees to be planted:	Required Trees – 1,687	
			Compensatory plantation for Cut Trees: 4,339 Nos.	
			Proposed tree plantation for carbon sequestration against debris disposal: 473 Nos.	
			Total Nos. of Proposed Trees: 4,812 Nos.	
		Number of trees to be cut:		308
		Number of trees to be transplanted:		0
		Number of trees to be retained:		2,992
31.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		75 kVA (1 DG Set of 82.5 kVA)
		During Operation phase (Connected load):		36,069 kVA
		During Operation phase (Demand load):		18,035 kVA
		Transformer:		20 X 1000 kVA
		DG set:		8 X 2000 kVA
		Fuel used:		HSD
32.	Details of Energy saving	Total Energy Saving – 21.16% Energy saving by Solar Energy– 5% Energy saving is proposed with energy saving measures & use of		

		solar energy			
	Environmental Management plan budget during Construction phase	Type	Details		Cost (Rs. in Lakh)
33.		Capital	Air, water, land, biological environment and socioeconomic environment		132.52
		O & M	Air, water and Noise Monitoring		3.14
	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. in Lakh)	O & M (Rs. in Lakh/Y)
		Storm Water	-	21.12	2.15
		Sewage treatment	MBBR	128	12.8
		RWH	RWH Pits	27	1.25
		Solid Waste	OWC	30	3
		Green Belt Development	Landscape development	100.00	10.00
		Energy saving	Renewable energy	568	56
		Environmental Monitoring	EMP costing	MoEF & CC approved laboratory	69.66
		Disaster Management	DMP Budgetary Allocation	293	200
	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m²)
35.		4 - Wheeler	870 nos.	1,832 nos.	12.5 Sq.m
		2 - Wheeler	3,106 nos.	6,520 nos.	2 Sq.m
36.	Details of Court cases/litigations w.r.t. the project and project location if any.	NA			

3. Proposal has been considered by SEIAA in its 353rd meeting held on 20th 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. Though total built up area of the application is 2,64,984.40 Sq.mt, IoD received for only Tower "B" of Phase 1 comprising total built up area 66,320.68 Sq.mt. EC to be restricted to 66,320.68 Sq.mt.
3. PP to prepare and implement plans to make proposed project a plastic free zone.

4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water.
5. PP and the planning authority shall ensure that the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025.
7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 13,495.94 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to obtain Tree cutting NOC before cutting or transplantation of Trees on the site. Planning authority to ensure that there is no cutting or transplantation of Trees prior to commencement of the work on site.
3. This EC is excluding for Tower A, C & D which has no approval and fire NOC.
4. Occupation certificate shall be issued only after availability of sustainable water supply. Local planning authority to ensure the same.
5. 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.
6. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
7. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
8. 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.
9. 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.
10. SEIAA after deliberation decided to grant EC for FSI- 39,944.64 m², Non FSI-26,376.04 m² and total BUA-66,320.68 m². (Plan approval PMRDA vide no. IOD10000002252600062 dated 02.06.2026) (FSI, Non FSI and TBUA restricted as per approval).

General Conditions:

a) Construction Phase: -

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.

- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to

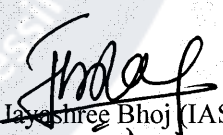
- recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water 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, Pune Metropolitan Region Development Authority (PMRDA).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

