

ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



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

To,

The -1

SAMRAT PROMOTERS AND DEVELOPERS

Final Plot No. 564/2 B, CTS No. 1199 A/2 Ghole Road, Shivaji Nagar,  
Pune. -411004

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/434239/2023 dated 22 Jun 2023. The particulars of the  
environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B038MH166017
2. File No.	SIA/MH/INFRA2/434239/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	IT Building Construction Project
7. Name of Company/Organization	SAMRAT PROMOTERS AND DEVELOPERS
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

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

Date: 05/01/2024

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

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

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/434239/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. SAMRAT PROMOTERS AND DEVELOPERS,  
Survey No. 57/5 Part, Kharadi,  
Taluka Haveli, Dist.-Pune.

**Subject : Environmental Clearance for IT Building Construction Project at  
Survey No. 57/5 Part, Kharadi, Taluka Haveli, Dist.-Pune by M/s.  
SAMRAT PROMOTERS AND DEVELOPERS**

**Reference : Application no. SIA/MH/INFRA2/434239/2023**

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 3<sup>rd</sup> November, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/434239/2023
2.	Name of Project	IT Building Construction Project
3.	Project category	8(a)B2
4.	Type of Institution	Private
5.	Project Proponent	Name Mr. Tushar Yeole Regd. Office address Commerzone, Building No. 7, 1st Floor, Survey No. 144/145, Samrat Ashoka Path, off. Airport Road, Yerwada, Pune. Contact / e-mail 9823469165 k57moef@kraheja.com
6.	Consultant	Open Arch Design and Enviro Solutions LLP 302, big Splash, Plot no. 78 & 78, Sector 17, Vashi, Thane, Maharashtra- 400703 Accreditation No : NABET/EIA/2124/IA0081
7.	Applied for	Expansion
8.	Details of previous EC	Yes
9.	Location of the project	Survey No. 57/5 Part, Kharadi , Taluka Haveli, Dist .- Pune. Maharashtra
10.	Latitude and Longitude	Latitude- 18°33'48.56"N, Longitude-73°57'11.47"E
11.	Total Plot Area (m2)	11,631.45 sq.mt.
12.	Deductions (m2)	0.00 sq m
13.	Net Plot area (m2)	11,631.45 sq.mt.

14.	Proposed FSI area (m2)			69,893.24 sq.mt.			
15.	Proposed non-FSI area (m2)			38,344.55 sq.mt.			
16.	Proposed TBUA (m2)			1,08,237.79 sq.mt.			
17.	TBUA (m2) approved by Planning Authority till date			Approved FSI area (sq. m.): -In process. Approved Non FSI area (sq. m.): - In process. Sanction B.P. no: In process. Date of Approval: In process.			
18.	Ground coverage (m2) & %			5,907.93 sq.mt.			
19.	Total Project Cost (Rs.)			428 Cr.			
20.	CER as per MoEF & CC circular dated 01/05/2018			According to OM no. F. No. 22-65/2017-IA dated 20.10.2020, CER activity are mentioned in the Environment Management Plan			
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change	
	Previous EC / Existing Building		Proposed Configuration				
22.	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Expansion Project
	IT Building	3B+G+12	55.20	IT Building	B+G+Mezz+P 1+P2+P3+12 office floor	66.0	
23.	Total number of tenements			Commercial Shop - 2 No's Offices - 46 No's Commercial Population - 10,836 No's			
24.	Water Budget		Dry Season (CMD)		Wet Season (CMD)		
			Fresh Water	222.00	Fresh Water	222.00	
			Recycled for Gardening	9.00	Recycled for Gardening	0	
			HAVC	163.00	HVAC	115.00	
			Flushing	191.00	Flushing	191.00	
			Total	585.00	Total	528.00	
			Waste water generation	371.00	Waste water generation	371.00	
25.	Water Storage Capacity for Firefighting / UGT (m3)		Firefighting - Underground water tank (CMD): 300.00 Firefighting - Overhead water tank (CMD): 40.00 for each building				
26.	Source of water		PMC				
27.	Rainwater Harvesting (RWH)		Level of the Ground water table:		Post Monsoon: 8-10 m Pre-Monsoon: 11-13 m		
			Size and no of RWH tank(s) and Quantity:		2 X 2 X 3.0 m		
			Quantity and size of		Total recharge pots- 06 Nos.		

		recharge pits:		
	Details of UGT tanks if any:	Domestic Capacity: 231CUM Flushing UG Tank Capacity: 382 CUM Fire Fighting Capacity: 300 CUM		
28	Sewage and Wastewater	Sewage generation in CMD:	391 KLD	
		STP technology	MBR	
		Capacity of STP (CMD):	410 KLD	
29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	NA	NA
		Wet waste:	NA	NA
		Construction waste	Excavation: 60,900 cum	16,875 Cum Using for Filling in Plinth, Gardening etc. on proposed project site Dispose Quantity : 44,205 Cum
30	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	1191 kg/Day	Dry waste will be sent for recycling to agency SWACH
		Wet waste:	794 kg/Day	Wet waste will be converting to compost by using OWC
		Hazardous waste:	NA	NA
		Biomedical waste	Negligible	We will dispose the bio medical waste as per bio medical waste rules / guidelines issued by competent authority time to time.
		E-Waste	5.92 kg/Day	Handed over to authorized vendor
31	Green Belt Development	Total RG area (m2)	386.30 sq.m	
		Existing trees on plot	No	
		Number of trees to be planted	145 Nos	
		Number of trees to be cut	NO	
		Number of trees to be Transplanted	NO	
32.	Power requirement :	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	145 KW.	
		During Operation phase (Connected load):	9510 KW	
		During Operation phase (Demand load):	5642 KVA	
		Transformer:	4(W) X 2000 KVA, 2(S) X 2000 KVA	
		DG set:	4(W) X 2000 KVA, 1(S) X 2000 KVA	
		Fuel used:	HSD	



33.	Details of Energy saving	• Total Energy Saving By Solar Pv – 5 %			
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Air	Dust suppression measures and barricading	2.1 Lac	
		Land	Site Sanitation & Safety		
		Env. management	Environmental Monitoring		
		Health & safety	Disinfection and Health Check-ups		
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Storm Water	Storm water	22.36 lac.	1.00 lac/yr
		Sewage treatment	MBBR	129lac	19.35 lac/yr
		RWH	Rainwater Harvesting	12.00 lac	0.60 lac/yr
		Solid Waste	Municipal Solid waste	15.00 lac	11.50 lac/yr
		Green belt development	Landscaping	27.00lac	2.50 lac/yr
		Energy saving	Energy Savings	305.5 lac	46 lac/yr
		Environmental Monitoring	Air, water, Noise, Soil	----	0.125 lac/yr
		Disaster Management	Lightning arrestor	40 lac	----
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	784	1222	12.50
		2-Wheeler	2867	327	2.0
37.	Details of Court cases / litigations w.r.t. the project and project location if any.	No			

Comparative statement for the project-

Particular	As Per Previous EC SIA/MH/MIS/137562/2020 Dated 06-07-2021	As Per Proposed EC Application	Remark
Plot Area	11,631.45 Sq.mt	11,631.45 Sq.mt.	Same
Deduction	0 Sq.Mt.	0 Sq.Mt.	Same
Net Plot	11,631.45 Sq.mt.	11,631.45 Sq.mt	Same
FSI	60,493.00	69,893.24 Sq.Mt.	Increasing 9400.24 Sq.Mt.
NON FSI	59,718.79	38,344.55 Sq.Mt.	Decreasing 21374.24 Sq.Mt.
BUA	1,20,221.79	1,08,237.79 Sq.Mt.	Decreasing 11984 Sq.Mt.

Existing			Proposed			Remark
IT Building & Club House	3B+G+1 2	55.20	IT Building	B+G+Mezz+P1+P2+P 3+12 office floor	66.00	Change in Building Configuration and building height

Commercial Users	11,165	Commercial Users	10,836	Decreasing Users.	329
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Particular	As Per Previous EC SIA/MH/MIS/137562/2020 Dated 06-07-2021	As Per Proposed EC Application	Remark
Plumbing	Total Water – 582 KLD	Total Water – 585.00 KLD	Increasing 3 KLD
Electrical	Transformer – 4(W)#2000 KVA 2(S)#2000 KVA DG Set – 4(W)#2000 KVA 1(S)#2000 KVA	Transformer – 4(W)#2000 KVA 2(S)#2000 KVA DG Set – 4(W)#2000 KVA 1(S)#2000 KVA	Transformer – Same Add DG Set – Same
STP	375 KLD (MBBR)	410 KLD (MBR) Proposed	Increasing 35 KLD
SWM	Wet Waste: 893 Kg/day Dry Waste: 1340 Kg/day Total Waste: 2233 Kg/day	Wet Waste: 794 Kg/day Dry Waste: 1191 Kg/day Total Waste: 1985 Kg/day	Decreasing Wet Waste: 99 Kg/day Decreasing Dry Waste: 149 Kg/day Decreasing Total Waste: 248 Kg/day
Landscape	Trees to be planted- 159 No's	Trees to be planted- 145 No's	As per PMC Norms.
Recharge Pit	06 No's	06 No's	Same

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SIA/MH/MIS/137562/2020, Dated 06th July, 2021 for total BUA of 1,20,221.79 m<sup>2</sup>. Proposal has been considered by SEIAA in its 269<sup>th</sup> (Day-2) meeting held on 3<sup>rd</sup> November, 2023 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 the copy of IoD.
2. PP to submit Certified Compliance Report (CCR), from Regional Office, MoEF&CC, Nagpur.
3. PP to ensure minimum 40% open to sky provision to STP by relocating the same if required.
4. PP to submit revalidated Garden NoC and revised landscape plan incorporating indigenous tree species.
5. PP to submit details of rain water harvesting calculations.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. Also, PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

## **B. SEIAA Conditions-**

1. PP submitted that, their total plot area is 11631.45 m<sup>2</sup> out of which 7768.43 m<sup>2</sup> is for HDH reservation and 3863.02 m<sup>2</sup> for residential area. PP further submitted that, as per rule 11.1 (x) of UDCPR, regulation of required recreational open space is not applicable for development of reservation other than residential purpose. PP further submitted that, as per the said regulation 10% recreational open space is not applicable for the HDH reservation and hence they have provided 10 % recreational open space having area of 386.30 m<sup>2</sup> for residential area. Local planning authority to ensure the validity 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 after deliberation decided to grant EC for-FSI-69,893.24 m<sup>2</sup>, Non FSI-38,344.55 m<sup>2</sup>, total BUA-1,08,237.79 m<sup>2</sup>. (Plan approval No- 12926, dated-30.10.2023)

### **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](http://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.



*Pravin Darade*

Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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