



सत्यमेव जयते

File No: SIA/MH/INFRA2/570827/2026
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 11/05/2026



To,

Mr Suryakant Jadhav
M/S YASHADA HOLDINGS
Gat no. 96 & 97, Dudulgaon, Pune, Maharashtra , PUNE, MAHARASHTRA, , 412105
yashadaholdings@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/570827/2026 dated 07/03/2026 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.	EC26B3813MH5428832N
(ii) File No.	SIA/MH/INFRA2/570827/2026
(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	Application for Expansion in Environmental Clearance for proposed Residential and Commercial project at S. No. 12/1 to 7D, 12/1 to 7/Road 2 at Punawale, Pune by M/s. Yashada Holding.
(viii) Name of Company/Organization	M/S YASHADA HOLDINGS
(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. Mr Suryakant Jadhav 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. 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.
12. This issues with the approval of the Competent Authority

Annexure 1

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

1. Specific

S. No	EC Conditions
1.1	<p>1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.</p> <p>3. PP to prepare and implement plan to make proposed project a plastic free zone.</p> <p>4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water.</p> <p>5. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.</p> <p>6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</p> <p>7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.</p>

Annexure 2

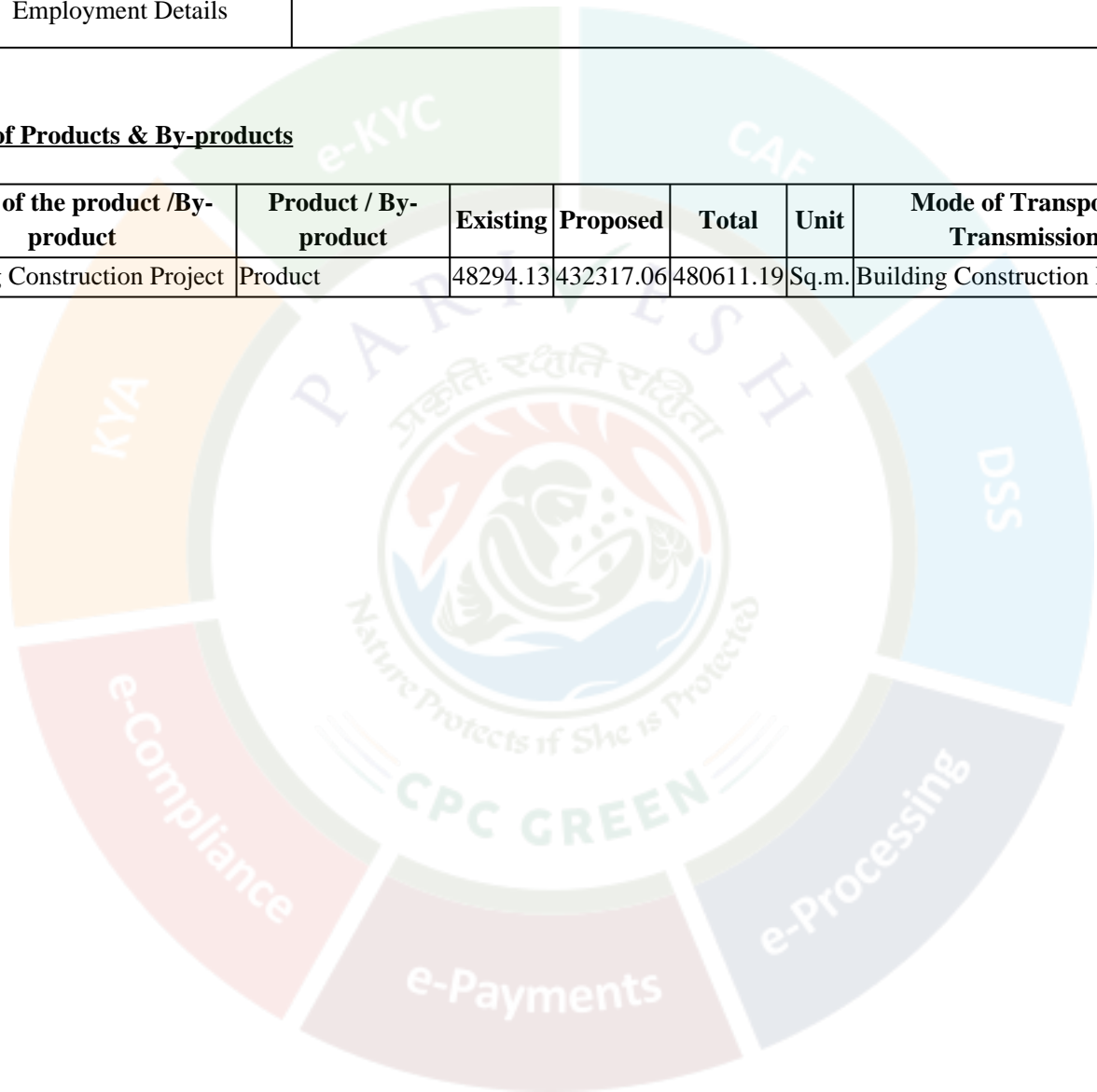
Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Application for Expansion in Environmental Clearance for proposed Residential and Commercial project at S. No. 12/1 to 7D, 12/1 to 7/Road 2 at Punawale, Pune by M/s. Yashada Holding.	
b.	Latitude and Longitude of the project site	18.6304538404838,73.73835610559193 18.63314838151093,73.74159397967018	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	
		Non-Forest Land (A)	5.9785
		Forest Land (B)	0
		Total Land (A+B)	5.9785
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and	NO	

S. No.	Particulars	Details
	Resettlement (R&R) involvement	
f.	Project Cost (in lacs)	144719
g.	EMP Cost (in lacs)	3294.95
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
Building Construction Project	Product	48294.13	432317.06	480611.19	Sq.m.	Building Construction Project



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/570827/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Yashada Holdings.
S. No. 12/1 to 7D, 12/1 to 7/Road 2,
Punawale, Pune

Subject : Expansion in Environmental Clearance for proposed Residential and Commercial project at S. No. 12/1 to 7D, 12/1 to 7/Road 2 at Punawale, Pune by M/s. Yashada Holdings.

Reference : Application no. SIA/MH/INFRA2/570827/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 261st meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 335th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30th April, 2026.

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

1.	Proposal Number	PARIVESH Proposal No. SIA/MH/INFRA2/570827/2026	
2.	Name of Project	Proposed Expansion & Modification in Environmental Clearance for proposed Residential and Commercial project at S. No. 12/1 to 7D, 12/1 to 7/Road 2 at Punawale, Pune by M/s. Yashada Holdings.	
3.	Project Category	8(b), B1 Category	
4.	Type of Institution	Partnership firm	
5.	Project Proponent	Name:	Mr. Suryakant Jadhav
		Regd. Office address:	Yashada House, 3rd Floor, Next To Brand Factory', S. No. 71 Behind Rose Icon, Pimple Saudagar, Pune- 411017
		Contact number:	75880 09727
		Email ID:	yashadaholdings@gmail.com
6.	Name of Consultant	Element Consultancy Services NABET Accreditation No.: NABET/EIA/23-26/SA/ 0242 Validity: 11.08.2026	
7.	Applied for	Brownfield Project (Expansion & Modification)	
8.	Details of previous EC	EC received from SEIAA vide file no. SEIAA-EC-0000001635 dated 25 June 2019.	

9.	Location of project	S. No. 12/1 to 7D, 12/1 to 7/Road 2(P) at Punawale, Pune				
10.	Latitude and Longitude	18°38'00.97" N 73°44'13.95" E				
11.	Total Plot area (m ²)	53,991.42 m ²				
12.	Deductions (m ²)	3,397.01 m ²				
13.	Net Plot Area (m ²)	50,594.41 m ²				
14.	Proposed FSI Area (m ²)	2,61,873.85 m ²				
15.	Proposed Non FSI Area (m ²)	2,18,737.34 m ²				
16.	Proposed Total Built up Area (m ²)	4,80,611.19 m ²				
17.	Total Built up area (m ²) approved by Planning Authority	In Process				
18.	Ground coverage (m ²) & %	31,575.00 m ² , 58.48 %				
19.	Total project cost (Rs.)	Existing cost: 161.20 Cr Proposed cost: 1285.99 Cr. Total Project cost: 1447.19 Cr.				
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be Implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated 30 September, 2020 and OM file No. 22-65/2017-IA.III dated 25/02/2021.				
21.	Details of Building Configuration					Reason for Modification / Change
	Details of Existing & Proposed Building Configuration					
	Previous EC Configuration			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Amenity Block A	B+G+3F1	17.65	Amenity Building	3BP+G+MEZZ. +12FL	51.58
	Block B	B+G+5F1	22.00	Tower-I (Co-Living)	2BP+G+13 FL.	47.90
	Block C	B+G+3F1	15.10	Comm. Bldg.-01	2BP+ G+ 1ST/MEZZ. + 02 FL.	18.45
	Block D	B+G+5F1	21.95			
	Block E	LG+G+3F1	18.50	Comm. Bldg.- 02	2BP+G+MEZZANIN	7.40
				MHADA Bldg.	2BP+GP+21 FL.	66.40
				Tower A, B, C, F,	2BP+GP+2PO.P+STILT/P0.3+ 34 FL.	125.40

			G, H																											
			Tower D & E	2BP+GP+2PO.P+STILT/P0.3+33 FL.	122.30	Newly Added																								
			Club House.01	G+01 FL.	9.00	Newly Added																								
			Club House.02	2BP+GP+2PO.P+01 FL.	20.00	Newly Added																								
			Club House.03	2BP+GP+2PO.P+01 FL.	20.00	Newly Added																								
			Club House.04	2BP+ G+ 1ST/MEZZ. + 01 FL.	16.90	Newly Added																								
22.	Total number of tenements	<p>Tenements:</p> <table border="1"> <thead> <tr> <th>Buildings</th> <th>No. of Tenements</th> </tr> </thead> <tbody> <tr> <td>Tower -A, B, C, D, E, F, G, H Residential Bldgs.</td> <td>1727 Units</td> </tr> <tr> <td>Tower- I (Co-Living)</td> <td>219 Units + 1 Restaurant</td> </tr> <tr> <td>Comm.Bldg.-01 (Street Commercial)</td> <td>205 Shops+06 Restaurants</td> </tr> <tr> <td>Comm.Bldg.-02</td> <td>09 Shops</td> </tr> <tr> <td>Amenity Bldg.</td> <td>222 (Conventional Shops/Health Club/Office)</td> </tr> <tr> <td>MHADA Bldg.</td> <td>161 Units</td> </tr> <tr> <td>Club House 01</td> <td>01 Unit</td> </tr> <tr> <td>Club House 02</td> <td>01 Unit</td> </tr> <tr> <td>Club House 03</td> <td>01 Unit</td> </tr> <tr> <td>Club House 04</td> <td>01 Unit</td> </tr> </tbody> </table> <p>Total Number of Tenements - 2550 Units Expected Users: 17,887 Nos.</p>					Buildings	No. of Tenements	Tower -A, B, C, D, E, F, G, H Residential Bldgs.	1727 Units	Tower- I (Co-Living)	219 Units + 1 Restaurant	Comm.Bldg.-01 (Street Commercial)	205 Shops+06 Restaurants	Comm.Bldg.-02	09 Shops	Amenity Bldg.	222 (Conventional Shops/Health Club/Office)	MHADA Bldg.	161 Units	Club House 01	01 Unit	Club House 02	01 Unit	Club House 03	01 Unit	Club House 04	01 Unit		
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24.	Water Storage Capacity for Firefighting/ UGT (m ³)	<p>Total 6 no's of UGT proposed. Tank capacities are as follows</p> <ul style="list-style-type: none"> Domestic UG tank Capacity: 2423 Cum Flushing Water tank Capacity: 1265 Cum Fire UG tank Capacity: 1900 Cum 																												
25.	Source of water	<p>Pimpri Chinchwad Municipal Corporation (PCMC) STP treated water will be reused for flushing & landscape purpose.</p>																												
26.	Rain Water Harvesting (RWH)	<ul style="list-style-type: none"> Level of Ground Water Table: Pre-Monsoon: 12 m to 14 m BGL 																												

		<p>Post Monsoon: 14 m to 16 m BGL</p> <ul style="list-style-type: none"> Quantity and size of recharge pits: 28 nos. of recharge pits (Surface recharge pits 14 nos., Rooftop recharge pits 14 nos.) proposed with size: 1.5 x 2.0 x 3.0m depth 																					
27.	Sewage and waste water	<p>Sewage Generation: 1628 KLD Proposed STP Capacity: Amenity 1 No. x 90 KLD Commercial 1 No. x 364 KLD, Residential 1 no. x 1173 KLD, For MHADA Building 1 No. x 121 KLD Capacity STP Technology: 90 + 121 + 364 = MBBR Technology 1173 = 50% MBR + 50% MBBR Technology</p>																					
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			m ²)			
		Existing trees on plot	51 Nos.			
		Number of trees proposed	633 Nos. (34+599)			
		No of trees to be cut	17 Nos.			
		Compensation Tree	108 Nos.			
		Number of trees transplanted	0 Nos.			
		Number of trees retained	34 Nos.			
		Number of trees to be planted	(599+34+108 = 741 Nos.)			
31.	Power requirement	Source of power supply	MSEDCL			
		During Construction Phase: (Demand Load)	324.50 KW			
		During Operation phase (Connected Load)	29226.33 KW			
		During Operation phase (Demand Load)	11935.04 KW			
		Transformer	15 Nos. x 1000 kVA 1 Nos. x 630 kVA			
		DG set	1 No. x 100 kVA, 1 No. x 45 kVA, 4 Nos. x 630 kVA, 2 Nos. x 1250 kVA, 1 No. x 800 kVA			
		Fuel Used	HSD			
32.	Detail of Energy saving	Overall Energy Saving: 19.96 % Renewable Source: 8.85% through proposed Solar PV Panel				
33.	Environmental Management plan during Construction phase	Sr. No.	Parameter	Capital Cost (Rs. In Lakh)		
		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	32.0		
		O & M Cost	1. Water for Dust Suppression	10.5		
			2. Site Sanitation, Disinfection & Safety	8.0		
			3. Environmental Monitoring	3.0		
			4. Health Check up	6.75		
			5. Environment Management Cell	8.25		
			Total	68.5		
34.	Environmental Management plan during Operation phase	Sr. No.	Component	Details	Capital Cost (Rs. Lakh)	O & M Cost/Year (Rs. Lakh)
		1.	Sewage Treatment Plant	STP of 1No. x 90 KLD 1No. x 121 KLD 1No.x1173KLD 1No. x 364 KLD Capacity	600	50
		2.	Rainwater Harvesting	28 Nos. of Recharge Pits	84.00	4.2

		3.	Solid Waste Management	OWC with 300kg/day 800kg/day 200kg/day 3000kg/day capacity	7.20 12.80 6.00 34.40	2.84 3.29 2.76 5.14												
		4.	Green Belt Development	707 Nos. of trees	285	0.85												
		5.	Energy Saving by Solar PV Panels	19.96 % energy saving using Solar PV	845.55	2.20												
		6.	Laying of Storm & Sewer line up to disposal point	-	460.00	2.00												
		7.	Environment Monitoring	Air, Water, Noise, Soil, STP, DG set, Compost Monitoring	-	3.0												
		8.	Basement Ventilation	-	770.00	90.00												
		9.	Basement Dewatering	-	190.00	0.75												
			Total EMP.		3294.95	167.03												
		10.	Disaster Management	-	9951.69	91.16												
			Total	-	13246.6	258.19												
35.	Traffic Management:	<table border="1"> <thead> <tr> <th>Type</th> <th>Required as per UDCPR</th> <th>Actual Provided</th> <th>Area per parking (m²)</th> </tr> </thead> <tbody> <tr> <td>4 -wheeler</td> <td>2084 nos.</td> <td>3790 nos.</td> <td>12.50 m²</td> </tr> <tr> <td>2 -wheeler</td> <td>4124 nos.</td> <td>4125 nos.</td> <td>2.0 m²</td> </tr> </tbody> </table> <p>Total Parking Area: 55,625 m²</p>					Type	Required as per UDCPR	Actual Provided	Area per parking (m ²)	4 -wheeler	2084 nos.	3790 nos.	12.50 m ²	2 -wheeler	4124 nos.	4125 nos.	2.0 m ²
Type	Required as per UDCPR	Actual Provided	Area per parking (m ²)															
4 -wheeler	2084 nos.	3790 nos.	12.50 m ²															
2 -wheeler	4124 nos.	4125 nos.	2.0 m ²															
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	Special Civil Suit No. 606/2016- pending before the Hon'ble Civil Judge Senior Division, Pune.																

Proposed Building configuration

Sr. No.	Building No.	Height of building (m)	Building Configuration (Nos)	Commercial Units	Tenements Nos.
1	Tower – A	125.40	2BP+GP+2PO.P+STILT/PO.3+34 FL	–	267
2	Tower – B	125.40	2BP+GP+2PO.P+STILT/PO.3+34 FL	–	267
3	Tower – C	125.40	2BP+GP+2PO.P+STILT/PO.3+34 FL	–	136

4	Tower – D	122.30	2BP+GP+2PO.P+STILT/PO.3 + 33 FL.	–	259
5	Tower – E	122.30	2BP+GP+2PO.P+STILT/PO.3 + 33 FL.	–	259
6	Tower – F	125.40	2BP+GP+2PO.P+STILT/PO.3+34 FL	–	136
7	Tower – G	125.40	2BP+GP+2PO.P+STILT/PO.3+34 FL	–	136
8	Tower – H	125.40	2BP+GP+2PO.P+STILT/PO.3+34 FL	–	267
9	Tower – I (Co-Living)	47.90	2BP+G+13FL	1 Restaurant	219
10	MHADA Building	66.40	2BP+GP+21 FL.	–	161
11	Commercial Building 1	18.45	2B+G+IST/MEZZ+02	205 shops, 6 restaurants	0
12	Commercial Building 2	7.40	2BP+GP+MEZZ	9 shops	0
13	Amenity Building	51.58	3BP+G+MEZZ.+12FL	222 no's of Conventional shops, health club & offices	0
14	Club House – 1	9.00	G+01 FL.	–	0
15	Club House – 2	20.00	2BP+GP+2PO.P+01 FL.	–	0
16	Club House – 3	20.00	2BP+GP+2PO.P+01 FL.	–	0
17	Club House – 4	16.90	2BP+G+1ST/MEZZ.+01 FL.	–	0
18	TOTAL	–	–	–	2107

Comparative statement submitted by PP is as below-

Sr. No.	Details	As per existing EC (SEIAA-EC-0000001635 dated 25.06.2019)	Proposed Expansion (Proposal No. SIA_MH_INFRA2_5605 05 2025)	Remarks
1	Survey No.	S.No.12, Hissa No. 1 to 7, Plot D, Road 2, Road 5, Punawale, Pune	S. No. 12/1 to 7D, 12/1 to 7/Road 2, Punawale, Pune	Road 5 (DP reservation) area & part of Road 2 deducted
2	Project name	Proposed Commercial Project by Amalfi Realty Pvt Ltd.	Proposed expansion of Residential and commercial project Yashada Holdings	Cancellation Deed with Amalfi Realty Pvt. Ltd. & Development Agreement with Yashada Holding is done
3	Project Cost (INR)	Rs. 61.62 CR.	Rs. 1,447.19 CR.	+ 1,385.57 CR.
4	EMP Cost (INR)	Capital Cost – 171.69 Lacs O & M Cost – 21.1 Lacs/Annum	Capital Cost – 13246.6 Lacs, O & M Cost – 258.19 Lacs/Annum	+ 13,074.91 Lacs + 237.09 Lacs/Annum
5	Plot area	59,785.84 Sq M	53,991.42 Sq M	Road 5 (DP reservation) area deducted
7	Net Plot Area	49,128.23 Sq M	50,594.41 Sq M	1,466.18 Sq. M (addition of road 2 P)
8	FSI	22,068.05 Sq M	2,61,873.85 Sq M	+ 239,805.8 Sq M

9	Non FSI	26,254.27 Sq M	2,18,737.34 Sq M	+ 192,483.07 Sq M																																																												
10	Built up Area	48,322.31 Sq M	4,80,611.19 Sq M	+ 4,32,288.88 Sq M																																																												
11	No of Bldg.	5 nos. (A to E) Commercial Buildings	8 residential towers (A to H) 1 no. of Co-living tower (I), 1 Amenity building, 1 MHADA building (including Comm. Building No. 2), Commercial Building No.1 4 nos. of Club Houses	+ 7 nos. of Buildings + 4 nos. of Club House																																																												
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			PO.3+33 FL.		Newly added
			Club House .01	G+01 FL. 9.00	
			Club House .02	2BP+GP+2P O.P+01 FL. 20.00	
			Club House .03	2BP+GP+2P O.P+01 FL. 20.00	
			Club House .04	2BP+G+1S T/MEZZ. + 01 FL. 16.90	
	Details	As per existing EC	Proposed Expansion		Remarks
13.	Fresh Water	271.32 m ³ /day	1127.13 m ³ /day		+ 855.81 m ³ /day
	Flushing water	122.32 m ³ /day	586.99 m ³ /day		+ 464.67 m ³ /day
	Garden Water	53.84 m ³ /day	104.2 m ³ /day		+ 50.36 m ³ /day
	Sewage generation	195.74 m ³ /d	1628 m ³ /day		+1,432.26 m ³ /day
	STP Capacity	3 STP (Total Capacity 2094 KLD)	4 STP (Total Capacity 1748 KLD)		+ 1,539 KLD
14.	Dry Waste	326.00 kg/day	3119.65 kg/day		+2,793.65 kg/day
	Wet Waste	761.00 kg/day	3818.6 kg/day		+ 3,057.6 kg/day
	Waste Treatment	Biogas Treatment plant-100 m2	OWC Machines -4300 Kg/d capacity		4 No's of OWC machine
15.	RWH Pits	25 Nos.	28 Nos		+ 3 No's of pits
Sr. No.	Details	As per existing EC (SEIAA-EC-0000001635 dated 25.06.2019)	Proposed Expansion (Proposal No. SIA_MH_INFRA2_5605 05_2025)		Remarks
16.	Connected Load	3216.95 KW	29226.33 KW		+ 26,009.38
	Maximum Demand	1520.87 KW	11935.04 KW		+10414.17
	DG	02 Nos. × 400 KVA, 02 Nos. × 750 KVA	1 No. × 100 KVA, 1 No. × 45 KVA, 4 Nos. × 630 KVA, 2 Nos. × 1250 KVA, 1 No. × 800 KVA		Increases as per requirement
	Transformer	02 Nos. × 1000 KVA	15 Nos. × 1000 KVA, 1 No. × 630 KVA		Increases as per requirement
17.	Landscape Area	4913.18 Sqm	5468.75 Sqm		+ 555.57
	Tree Plantation	614	741		+ 127
18.	Car	442	2084 nos.		+ 1642
	Bike	1326	4124 nos.		+ 2798

3. PP has obtained earlier EC vide Letter No SEIAA-EC-0000001635 dated 25.06.2019 for total BUA of 48,322.31 m². Proposal has been considered by SEIAA in its 335th meeting held on 30th April, 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 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. PP to plant tree species with higher carbon sequestration potential, in addition to ornamental species, and avoid limiting plantation only to Bottle Palm.
4. PP to prepare and implement plan to make proposed project a plastic free zone.
5. 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.
6. 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.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. 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 4789.48 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 any Tree cutting. Local planning authority to ensure the compliance of the same.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
6. 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 compliance of the same.
7. 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.
8. SEIAA decided to grant EC for FSI area of 2,61,873.85 m², Non FSI area of 2,18,737.34 m² and total BUA of 4,80,611.19 m². (Plan approval No. BP/EC/Punawale/04/2026 on dated 09.04.2026).

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. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. 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.