



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

To,

The Partner
MATOSHRI MODERN REALTY LLP
Shivnagari, Wadmukhwadi, Pune -412105

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/INFRA2/450788/2023 dated 31 Oct 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC24B039MH189689 |
| 2. File No. | SIA/MH/INFRA2/450788/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Proposed Residential Cum Commercial Development project at S. no. 147/2, 147/3 at Wadmukhwadi, Pune by M/s. Matoshri Modern Realty LLP. |
| 7. Name of Company/Organization | MATOSHRI MODERN REALTY LLP |
| 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: 08/02/2024

(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/INFRA2/450788/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Matoshri Modern Realty LLP,
S. no. 147/2, 147/3, Wadmukhwadi,
Charholi, Pune.

Subject : Environmental Clearance for Proposed residential & commercial project at S. no. 147/2, 147/3 at Wadmukhwadi, Charholi, Pune by M/s. Matoshri Modern Realty LLP.

Reference : Application no. SIA/MH/INFRA2/450788/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 186th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 274th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8th January, 2024.

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

1.	Proposal Number	SIA/MH/INFRA2/ 450788/202	
2.	Name of Project	Proposed residential & commercial project at S. no. 147/2, 147/3 at Wadmukhwadi, Charholi, Pune by M/s. Matoshri Modern Realty LLP.	
3.	Project category	Category 'B1', Activity 8(b)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	: Mr. Chetan Salunkhe
		Regd. Office address	Address: Shivnagari, Wadmukhwadi, Pune-Alandi Road, Charholi, Pune
6.	Consultant	J M Enviro-Net Pvt Ltd	
7.	Applied for	New EC (Greenfield project)	
8.	Details of previous EC	NA	
9.	Location of the project	S. no. 147/2, 147/3 at Wadmukhwadi, Charholi, Pune	
10.	Latitude and Longitude	Latitude – 18°39'7.64"N Longitude - 73°52'52.83"E	
11.	Total Plot Area (m2)	21160.00 sq. m	
12.	Deductions (m2)	1270.00 sq. m	
13.	Net Plot area (m2)	19890.00 sq. m	
14.	Proposed FSI area (m2)	112326.01 sq. m	
15.	Proposed non-FSI area (m2)	44657.41 sq. m	
16.	Proposed TBUA (m2)	156983.42 sq. m	
17.	TBUA (m2) approved by Planning Authority till date	156983.42 sq. m	
18.	Ground coverage (m2) & %	--	

19.	Total Project Cost (Rs.)	Rs. 399 Cr.			
20.	CER as per MoEF & CC circular dated 01/05/2018	NA, per OM No. F.No.22-65/2017/IA.III dt. 30.09.2020 & OM 22-65/2017-IA-III dated 25.02. 2021			
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>				
	Sr. no.	Building Name	Configuration	Height (m)	
	1	Wing A	2B+GP+P+22 floors	69.95	
	2	Wing B	2B+GP+P+22 floors	69.95	
	3	Wing C	2B+GP+P+22 floors	69.95	
	4	Wing D	2B+GP+P+22 floors	69.95	
	5	Wing E	2B+GP+P+22 floors	69.95	
	6	Wing F	2B+GP+P+22 floors	69.95	
	7	Wing G	2B+GP+14 floors	45.85	
	8	Wing H	2B+GP+22 floors	69.95	
	9	Row Houses 1-10	P+3 floors	12.50	
	10	Comm Bldg I	G+4 floors	17.10	
	11	Club House	G+1	8.85	
22.	Total number of tenements	Residential flats: 1323 nos' Commercial- Shops/Offices Population: Residential: 6615 persons Commercial: 607 persons			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	610.52	Fresh Water	610.52
		Flushing	309.81	Flushing	309.81
		Swimming Pool	10	Swimming Pool	10
		Gardening	17	Gardening	00
		Total	947.33	Total	930.33
		Waste water generation	828.29	Waste water generation	828.29
24.	Water Storage Capacity for Firefighting / UGT (m3)	400 KLD			
25.	Source of water	PCMC			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Post monsoon water level 7-9 m bgl Pre monsoon water level 11-13 m bgl	
		Size and no of RWH tank(s) and Quantity:		NA	
		Quantity and size of recharge pits:		10 nos Size: 1.5 m. X 1.5 m. X 2.5 m with a dia of 160 mm and 60 m depth	
		Details of UGT tanks if any:		Domestic: 928.5 KLD Fire: 400 KLD	

27.	Sewage and Wastewater	Sewage generation in CMD:	828.29 KLD		
		STP technology:	MBBR		
		Capacity of STP (CMD):	615 KLD & 235 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Total waste- 20 kg/d Dry waste- 10 kg/d Wet waste- 10 kg/d			To PCMC Ghantagadi
		Construction waste	Excavated material from construction activity	Top soil will be used for landscaping. Debris and excavated material will be reused within site.	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	1414	Will be handed over to authorized agency.	
		Wet waste:	2045	Treatment – OWC machine will be proposed. Disposal – Used as a manure	
		Hazardous waste:	NA	NA	
		Biomedical waste	NA	NA	
		E-Waste	20.62 kg/day	Will be handed over to authorized agency	
		STP Sludge (dry)	82 kg/day	Will be used as a manure	
30.	Green Belt Development	Total RG area (m ²):	2046.40 sq.mt.		
		Existing trees on plot:	12 no		
		Number of trees to be planted:	237 no		
		Number of trees to be cut:	--		
		Number of trees to be transplanted:	--		
31.	Power requirement:	Source of power supply:	MSDCL		
		During Construction Phase (Demand Load):	100 kW		
		During Operation phase (Connected load):	6506.52 KW		
		During Operation phase (Demand load):	3017.62 KW		
		Transformer:	5 x 630 KVA, 1 x 315 KVA		
		DG set:	500 KVA, 50 KVA, 20 KVA		
	Fuel used:	Diesel.			
32.	Details of Energy saving	Solar PV: 5.30 %			
33.	Environmental Management plan budget	Type	Details	Cost	
		Air	Dust suppression measures and barricading	Rs. 1,06,000 /-	

	during Construction phase	Land	Site Sanitation & Safety	Rs. 26,500/-	
		Environment management	Environmental Monitoring	Rs. 1,20,000/-	
		Health & safety	Disinfection and Health Check-ups	Rs. 1,33,000 /-	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage Treatment Plant	02 no of STP	Rs. 2,41,10,012 /-	Rs. 46,27,696 /-
		Solid Waste Management	01 no of OWC	Rs. 43,50,000/-	Rs. 9,27,624 /-
		Bio-medical waste	--	Rs. 1,00,000 /-	
		Rain Water Harvesting	RWH pits	Rs. 10,00,000 /-	Rs. 1,00,000 /-
		Green Belt Development	Trees plantation	Rs. 40,91,000 /-	Rs. 12,28,000 /-
		Energy		Rs. 1,37,25,000 /-	Rs. 4,69,225 /-
		Basement ventilation		Rs. 28,00,000	Rs. 2,15,000/-
		Environmental Monitoring			Rs. 2,80,000 /-
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	806	806	12.5 sq. m as per rule
		2-Wheeler	1515	1515	2 sq. m as per rule
		Bicycles	-	-	
36.	Details of Courtcases / litigations w.r.t. the project and project location if any.				No

3. The proposal has been considered by SEIAA in its 274th meeting held on 8th January, 2024 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 copy of IoD.
2. PP to submit details of transplantation and compensatory plantation proposed. PP to accommodate maximum mandatory trees on the plot.
3. PP to submit carbon foot print calculation after reworking on it
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

5. 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 has provided mandatory RG area of m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. 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- 112326.01 m², Non FSI- 44657.41 m², total BUA-156983.42 m². (Plan approval No-BP/EC/ Wadhmukhwadi /02/2023, dated-20.09.2023)

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
 - 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. 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, 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.



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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

