



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

To,

The Director

MITTAL PROJECTS

Mittal House 2095 Sadashiv Peth Vijaya Nagar Colony Pune -411030

**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/MIS/256252/2022 dated 11 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC22B038MH110130
2. File No.	SIA/MH/MIS/256252/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Expansion of residential cum commercial construction project "Sun City Ambegaon"
7. Name of Company/Organization	MITTAL PROJECTS
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: 08/07/2022

(e-signed)  
**Manisha Patankar Mhaikar**  
**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/MIS/256252/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.MITTAL PROJECTS,  
S. No. 55/1/2/1 (Old S.No. 55/1(P) &  
55/2 (P), Ambegaon Budruk, Haveli, Pune.

Subject : Environment Clearance for proposed construction project "Sun City-Ambegaon" located at New S. No. 55/1/2/1 (Old S.No. 55/1(P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune by M/s.MITTAL PROJECTS

Reference : Application no. SIA/MH/MIS/256252/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- in its 140<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 244<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1	Proposal Number	SIA/MH/MIS/256252/2022	
2	Name of Project	"Sun City-Ambegaon" located at New S. No. 55/1/2/1 (Old S.No. 55/1(P) & 55/2 (P), Ambegaon Budruk, Haveli, Pune-411046.	
3	Project category	8 (a) of EIA Notification 2006- B2 Type – Building & Construction Project	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Naresh Mittal
		Regd. Office address	"Mittal House", C.T.S. 2095, Vijayanagar Colony, Nilayam Theater Chowk, Sadashiv Peth, Pune-411030
		Contact number	9325891146
		e-mail	<a href="mailto:technical@mittalbuilders.com">technical@mittalbuilders.com</a>
6	EMP Consultant	Oasis Environmental Foundation Accredited vide certificate no.NABET/EIA/1922/RA 0199 (The scope of consultancy is limited only to preparation of Environmental Management Plan in accordance with EIA amendment notification dated 3 <sup>rd</sup> March 2016)	
7	Applied for	Expansion	
8	Details of previous EC	Existing EC vide no: SEIAA-EC-0000002057 Dated 05/11/2019	
9	Location of the project	New Survey No.55/1/2/1 (Old Survey No. 55/1(P) &55/2(P), Ambegaon Budruk, Haveli,Pune-411046.	

10	Latitude and Longitude	Latitude: 18°26'52.31"N, Longitude: 73°50'06.16"E					
11	Total Plot Area (m <sup>2</sup> )	25,787.00					
12	Deductions (m <sup>2</sup> )	3207.37					
13	Net Plot area (m <sup>2</sup> )	22579.63					
14	Proposed FSI area (m <sup>2</sup> )	80733.94					
15	Proposed Non-FSI area (m <sup>2</sup> )	49766.04					
16	Proposed TBUA (m <sup>2</sup> )	130500.00					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	For expansion project, new IOD received vide no. Zone 2/2519 dated 02/09/2021					
18	Ground coverage (m <sup>2</sup> )&%	7526.54(33%)					
19	Total Project Cost (Rs.)	150 Cr (Existing 125 Cr + Expansion 25 Cr)					
20	CER as per MoEF& CC circular dated 01/05/2018	CER will be done as and if mandated by SEAC/SEIAA					
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		Change in DC Rules	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	Building A	Ground level+2nd level parking+3rd level parking+ 4th level parking (shops/offices)+20 Floors	69.40	Building A	Ground level+2nd level parking+3rd level parking+ 4th level parking (shops/offices)+22 Floors		79.65
	Building B	4P + 20 Floor	69.40	Building B	4P + 22 Floor		75.45
	Building C	4P + 20 Floor	69.40	Building C	4 P + 23 Floor		78.25
	Building D	4P + 20 Floor	69.40	Building D	4 P + 23 Floor		78.25
	Building E	2P + 20 Floor	66.05	Building E	4 P + 23 Floor		71.85
	Building F	2P + 20 Floor	66.05	Building F	3 P + 23 Floor		71.85
	Total number of tenements			838			
22	Shops and Offices		Shops- 11 Offices- 33				
23	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	386	Fresh Water	386		
		Recycled (Flushing +Gardening)	217	Recycled	195		
		Flushing	195	Flushing	195		
		Total	603	Total	581		
		Waste water generation	542	Waste water generation	542		

24	Water Storage Capacity for Firefighting / UGT	UGT Tank	Domestic (m <sup>3</sup> )	Flushing (m <sup>3</sup> )	Fire (m <sup>3</sup> )
		OHT	580	-	150
		UGT	677	-	350
25	Source of water	Pune Municipal Corporation			
26	Rainwater Harvesting (RWH)	Level of the Ground water table		Pre-Monsoon: 19.80 m During Monsoon: 13.40 m Post Monsoon: 16.60 m	
		Size and no of RWH tank(s) and Quantity		-	
		Quantity and size of recharge pits		Total 11 Nos. Size: 2 m × 2 m × 1.75 m	
		Details of UGT tanks if any		NA	
27	Sewage and Wastewater	Sewage generation in CMD		542	
		STP technology		MBBR	
		Capacity of STP (CMD)		600	
28	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	40 Kg /day	Through Authorized vendor	
		Wet waste:	60 Kg /day		
		Construction Waste:	1 % of Raw material	Reuse for road construction & refilling	
29	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste	900	Treatment – Segregation at source only, Disposal - Through authorized vendor (SWaCH, Pune)	
		Wet waste	1300	Treatment – OWC machine Disposal – Used as a manure	
		Hazardous waste	N.A.	N.A.	
		Biomedical waste	Not Quantified yet	Authorized Vendor/Autoclave	
		E-Waste	2500Kg/Capita/Yr	Handed over to Authorized Agency	
		STP Sludge (dry)	120 Kg/day	Used as manure	
30	Green Belt Development	Total RG area (m <sup>2</sup> )		Proposed RG Area: 2257.96 Sqm Additional Green area: 1053.46 m <sup>2</sup> Total Landscape area = 3311.42 m <sup>2</sup>	
		Existing trees on plot		0	
		Number of trees to be planted		241	
		Number of trees to be cut		0	
		Number of trees to be transplanted		NIL	
31	Power requirement	Source of power supply		MSEDCL	
		During Construction Phase (Demand Load)		45 kW	
		During Operation phase (Connected load)		4163 kW	
		During Operation phase (Demand load)		1925 kW	
		Transformer		630 kVA X 4 Nos	
		DG set		225 KVA x1 No 125 KVA x1 No	
		Fuel used		HSD	

32	Details of Energy saving	<ul style="list-style-type: none"> <li>➤ Timer control external lighting</li> <li>➤ Natural light during day time and timers during night time in parking area lighting</li> <li>➤ Maximum use of daylight in tenements area by providing appropriate window sizing</li> <li>➤ Energy efficient lighting fixtures (LED lights) to all Buildings</li> <li>➤ Saving in Energy Consumption is 28 %</li> <li>➤ Use of LED lamps in all public/ common areas.</li> <li>➤ Solar water heating for all tenements</li> <li>➤ Separate energy meter for all pollution control devices</li> <li>➤ Electricity generation through solar PV Panels</li> </ul>			
33	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Safety equipment, barricading, water sprinkling for dust suppression, pesticide, sanitization, health check-up, water & solid waste provision	8.2 Lakh	
		O&M	Manpower, maintenance of safety equipments etc.	1.0 Lakh	
34	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Lacs)	O&M Cost (Lacs/Y)
		Sewage treatment	STP	195	15
		Storm water networking	Storm Water Networking	17	3
		RWH	Rainwater Harvesting	14	1
		Solid Waste	Organic Waste Composter	26	9
		Green Belt Development	Green belt development	54	4
		Energy Saving Measures	Energy saving through solar water heater, solar PV. Energy efficient equipment	30	3
		Environmental Monitoring	Environmental Monitoring	2	3
		Total EMP Cost		338	38
		Disaster Management Cost		762	6
		Grand Total (EMP + DMP)		1100	42
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )
		4-Wheeler	869	906	12.5
		2-Wheeler	2281	2289	3.00
		Bicycles	259	259	1.4
36	Details of Court cases / litigations w.r.t. the project and project location if any	Statement by Project Proponent is enclosed as Annexure I			

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide EC-0000002057, Dated 05/11/2019 for FSI: 57255.20 m<sup>2</sup>, Non-FSI: 57443.91 m<sup>2</sup> and Total BUA: 114699.11 m<sup>2</sup>. Proposal has been considered by SEIAA in its 244<sup>th</sup> (Day-2) meeting 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 MoD NoC. Alternatively CCZM map showing it's non requirement.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI-80733.94 m<sup>2</sup>, Non FSI-49555.23 m<sup>2</sup> and Total BUA-130289.17 m<sup>2</sup> (Plan approval-Zone-2/2519, dated-02.09.2021).

**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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.
- XX. 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 **Error! Hyperlink reference not valid.**parivesh.nic.in
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.

- XIV. 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.

  
Manisha Patankar-Mhaskar  
(Member Secretary, SEIAA) 27/6/2022

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.

