



File No: SIA/MH/INFRA2/491378/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated 03/01/2025



To,

Mr. Naresh Ramchandra Mittal
JINDAL MITTAL GRAHA NIRMAN PRIVATE LIMITED
Mittal House, 2095, Sadashiv Peth, Vijaya Nagar Colony, Nilayam Theater Chowk, Pune-411030,
PUNE, MAHARASHTRA, 411030
mgsungarnet@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Project "Sun Platina" at Mundhwa, Pune by M/s Jindal Mittal Graha Nirman Pvt Ltd submitted to Ministry vide proposal number SIA/MH/INFRA2/491378/2024 dated 06/08/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5446134N
(ii) File No.	SIA/MH/INFRA2/491378/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	Proposed Project "Sun Platina" at Mundhwa, Pune by M/s Jindal Mittal Graha Nirman Pvt Ltd
(viii) Name of Company/Organization	JINDAL MITTAL GRAHA NIRMAN PRIVATE LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal

Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 18/12/2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 18/12/2024, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr. Naresh Ramchandra Mittal under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	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. 7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Building Construction Project	Building Construction Project	0	-	-	

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/491378/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Jindal Mittal Graha Nirman Pvt Ltd,
Mundhwa, Pune.

Subject : Environmental Clearance for Proposed Project "Sun Platina" at
Mundhwa, Pune by M/s Jindal Mittal Graha Nirman Pvt Ltd

Reference : Application no. SIA/MH/INFRA2/491378/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 199th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 285th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18th December, 2024.

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

1.	Proposal Number	SIA/MH/INFRA2/491378/2024	
2.	Name of Project	Proposed Project "Sun Platina" at Mundhwa, Pune by M/s Jindal Mittal Graha Nirman Pvt Ltd	
3.	Project category	Schedule 8(a) Category B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Naresh Mittal, M/s Jindal Mittal Graha Nirman Pvt Ltd
		Regd. Office address	Mittal House, 2095, Sadashiv Peth, Vijaya Nagar Colony, Nilayam Theater Chowk, Pune-411030
		e-mail	mgsungarnet@gmail.com
6.	Consultant	ACO Name – Pollution and Ecology Service (PECS)	
7.	Applied for	Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	S No 87/2A, 87/2B/1 & 87/2C, CTS No 1181 (P), 1182 (P) and 1183 (P), Village - Mundhwa, Taluka - Haveli, District - Pune, State - Maharashtra	
10.	Latitude and Longitude	18°32'7.65"N 73°55'0.15"E	
11.	Total Plot Area (m2)	4008.82	
12.	Deductions (m2)	93.5	
13.	Net Plot area (m2)	3915.32	
14.	Proposed FSI area (m2)	19432.62	
15.	Proposed non-FSI area (m2)	9838.65	
16.	Proposed TBUA (m2)	29271.27	
17.	TBUA (m2) approved by Planning Authority till date	IOD Awaited	

18.	Total Project Cost (Rs.)	80.02 Crore			
19.	CER as per MoEF & CC circular dated 01/05/2018	CER as per prevailing OM			
20.	Details of Building Configuration:			Remark	
	Building Configuration as per Previous EC : n.a.	Proposed Configuration			
		Building Name	Configuration		Height(m)
		Residential Building	B3 + B2 + B1 + G + Mezz + 19 Floors		69.4
21.	Total number of tenements	74 No of Residential tenements.			
22.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Fresh Water	51.30	Fresh Water	51.30
		Recycled	27.71	Recycled	25.65
		Swimming Pool	2	Swimming Pool	2
		Flushing	25.65	Flushing	25.65
		Total	81.02	Total	78.95
		Wastewater generation	71.82	Wastewater generation	71.82
23.	Water Storage Capacity for Firefighting/UGT			Fire UGT- As per NOC	
24.	Source of water	PMC			
25.	Rainwater Harvesting (RWH)	Level of the Ground water table		Post monsoon: 10 to 15 M BGL Pre monsoon: 15 to 20 M BGL	
		Size and no of RWH tank(s) and Quantity NA			
		Quantity and size of recharge pits		2 Nos of Size 1.25m x 2m x 1.5m for rooftop pit & 1.5m x 1.5m x 1.5m for surface pit	
		Details of UGT tanks if any		Domestic 90 Flushing 26 Fire As per NOC	
26.	Sewage and Wastewater	Sewage generation in CMD		71.82	
		STP technology		MBBR	
		Capacity of STP (CMD)		80	
27.	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal	
		Dry waste	As per NBC	Through authorized agency	
		Wet waste	As per NBC	Through authorized agency	
		Construction waste	As per C & D rules	Through authorized agency	
28.	Solid Waste Management during Operation Phase	Type	Quantity	Treatment / disposal	
		Dry waste	114 kg/d	Handed over to Authorized Agency	
		Wet waste	171 kg/d	In-situ Composting	
		Hazardous waste	Negligible	Negligible	
		Biomedical waste	N.A.	N.A.	
		E-Waste	570 kg/year	Handed over to Authorized Dismantler/Recycler	
		STP Sludge (dry)	10.05 kg/day	In-situ Composting	
29.	Green Belt Development	Total RG area (m2)		0.00	
		Number of trees required		49 Nos	
30.	Power	Source of power supply		MSEDCL	
		During Construction Phase (Demand Load)		30 kW	

	requirement	During Operation phase (Connected load)			1415 kW
		During Operation phase (Demand load)			691 kW
		Transformer	630 kVA X 1 Nos, 315 kVA X 1 Nos		
		DG set	160 kVA X 1 Nos		
		Fuel used	HSD		
31.	Details of Energy saving	Most of the common area & external lighting are proposed to work on high energy efficient lamps (LED) as specified in bureau of energy efficiency which again results in saving in general consumption Low loss Transformers due to which 6.22% losses are saved against conventional transformer. Power Capacitors are proposed for load power factor correction and to maintain a healthy power situation. This also results in less demand load factor for the project. Solar PV, Hot Water, Solar Street Lights, Energy Efficient Motors are proposed			
32.	Environmental Management plan budget during Construction phase	No.	Details		Cost (Lacs/Y)
		1	Water for Construction, Labour& Dust Suppression		4.0
		2	Site Sanitation & Health & Safety PPE Kits		3.0
		3	Environmental Monitoring		4.0
		4	Disinfection& Health & Safety		3.0
		5	Health Check up		3.0
33.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.In Lacs)	O&M (Rs.In Lacs/Y)
		Sewage treatment	Wastewater Management	25.36	15.35
		RWH	RWH Pits	2.25	0.45
		Solid Waste	Organic Waste Composting	6.17	4.38
		Green belt development	Tree Plantation	6.00	0.80
		Energy saving	Energy Conservation	68.00	3.50
		Environmental Monitoring	Pollution Control	0	6
		Disaster Management	Fire & LA	69.14	3.46
34.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	284	284	8228.05
		2-Wheeler	116	116	
35.	Details of Court cases / litigation w.r.t. the project and project location if any				NIL

3. Proposal has been considered by SEIAA in its 285th (Day-1) meeting held on 18th December, 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 carbon foot print report for the project incorporating debris management details.
2. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is **not** located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of the Environment (Protection) Act, and the inter-state boundaries.
3. 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.
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 & 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. PP to enhance provision of water heating by solar means.

B. SEIAA Conditions-

1. PP submitted undertaking stating that, mandatory RG is not applicable to their project as per the 3.4.1 (c) provision of UDCPR. 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-19,432.62 m², Non FSI-9,838.65 m², total BUA-29,271.27 m². (Plan approval No-CC/1785/24, dated-01.10.2024)

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