



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

To,

The Director
 NAIKNAVARE PROFILE CONSTRUCTIONS PVT LTD
 1204/4, Ghole Road, Shivajinagar, Pune -411004

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/434311/2023 dated 22 Jun 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC24B038MH151733 |
| 2. File No. | SIA/MH/INFRA2/434311/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environment Clearance for Proposed Residential project "Avon Vista" at Plot A, S. No. 8/A1 To 8/A9 Mhalunge, Tal - Mulshi, Dist - Pune. By Naiknavare Profile Constructions Pvt. Ltd. |
| 7. Name of Company/Organization | NAIKNAVARE PROFILE CONSTRUCTIONS PVT LTD |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 05/01/2024

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2 /434311/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Naiknavare Profile Constructions Pvt. Ltd.,
Plot A, S. No. 8/A1 To 8/A9,
Mhalunge, Tal - Mulshi, Dist - Pune.

Subject : Environment Clearance for Proposed Residential project "Avon Vista"
at Plot A, S. No. 8/A1 To 8/A9 Mhalunge, Tal - Mulshi, Dist - Pune. By
M/s. Naiknavare Profile Constructions Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2 /434311/2023

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

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

1.	Proposal Number	SIA/MH/INFRA2/434311/2023	
2.	Name of Project	Environment Clearance for Proposed Residential project "Avon Vista" at Plot A, S. No. 8/A1 To 8/A9 Mhalunge, Tal - Mulshi, Dist - Pune. By Naiknavare Profile Constructions Pvt. Ltd.	
3.	Project category	8(a) Building and Construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mrs. Gauri Naiknavare
		Regd. Office address	1204/4, Ghole Road, Shivajinagar, Pune
		Contact number	9850053235
		e-mail	gauri@naiknavare.com
6.	Consultant	VK: e environmental LLP, NABET Certificate no - QCI/NABET/ENV/ACO/22/2595	
7.	Applied for	Amendment & Top Up	
8.	Details of previous EC	EC granted dated 06-06-2023. EC identification no. EC23B038MH110163	
9.	Location of the project	Plot A, S. No. 8/A1 To 8/A9 Mhalunge, Tal - Mulshi, Dist - Pune	

10.	Latitude and Longitude	Latitude:18°35'8.45"N Longitude: 73°45'37.65"E					
11.	Total Plot Area (m2)				34,091.78		
12.	Deductions (m2)				10,721.87		
13.	Net Plot area (m2)				23,369.91		
14.	Proposed FSI area (m2)				58,293.61		
15.	Proposed Non-FSI area (m2)				34,035.19		
16.	Proposed TBUA (m2)				92,328.80		
17.	TBUA (m2) approved by Planning Authority till date				92,328.80 Sq. m		
18.	Ground coverage (m2) & %	8518. 51sq.m 36.45 % on Net plot area					
19.	Total Project Cost (Rs.)	Rs. 220,00,00,000/-					
20.	CER as per MoEF & CC circular dated 01/05/2018 (Kindly Fill The details as per CER)	Activ ity	Locatio n	Cost (Rs.)	Duration		
		RCC work for Dwarka School	Mhalun ge	1,65,00,00 0	4 year		
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			
	Building Name	Configuration	Heig ht (m)	Building Name	Configu ration	Height (m)	
	Building A1	LP+UP+21	68.6 0	Building A1	LP+UP +21	68.60	No change.
	Building A2	LP+UP+21	68.6 0	Building A2	LP+UP +21	68.60	No Change.
	Building A3	LP+UP+21	69.8 0	Building A3	LP+UP +21	69.80	No Change.
	Building B1	LP+UP+21	69.0 5	Building B1	LP+UP +21	69.05	No change.
	Building B2	LP+UP+21	69.0 5	Building B2	LP+UP +21	69.05	No change
	Building B3	LP+UP+21	69.8 0	Building B3	LP+UP +21	69.80	No change.

	Club House	G+1	8.80	Club House	G+1	8.80	No change.
22.	Total number of tenements			Total - 615 Nos. (613- Flats & 2 Nos. Convenience Shops only for Society – Avon Vista)			
	Population			3080			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	277	Fresh Water	277		
		Recycled for Gardening	32	Recycled for Gardening	00		
		Swimming Pool	06	Swimming Pool	06		
		Flushing	139	Flushing	139		
		Club House	10	Club House	10		
		Total	464	Total	432		
		Wastewater generation	383	Wastewater generation	383		
24.	Water Storage Capacity for Firefighting / UGT		20 Cum OHWT will be provided for each Building. 600 Cum UGWT will be provided.				
25.	Source of water	Irrigation Department & Bore Wells					
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		Pre-Monsoon: 7.10 bgl Post Monsoon: 3.10 bgl			
		Size and no of RWH tank(s) and Quantity:		NA			
		Quantity and size of recharge pits:		14 no. RWH pits of 2 m X 2m			
		Details of UGT tanks if any:		NA			
27.	Sewage and Wastewater	Sewage generation in CMD:			383		
		STP technology:			Constructed Wetland		
		Capacity of STP (CMD):			420 KLD		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)		Treatment / disposal		
		Dry waste:	08		Segregation and hand over to authorized vendor		
		Wet waste:	12		Segregation and hand over to authorized vendor		
29.	Solid	Type	Quantity (kg/d)		Treatment / disposal		

	Waste Management during Operation Phase	Dry waste:	613	Segregation and hand over to authorized vendor
		Wet waste:	919	Organic waste converter
		Hazardous waste:	00	NA
		Biomedical waste	00	NA
		E-Waste	4.19	Segregation and hand over to authorized vendor
		STP Sludge (dry)	50.7	Dry Sludge will be used as manure for Gardening
30.	Green Belt Development	Total RG area (m2):		2791.26 Sq.m. – Open Space 1 (on ground), 205.45 Sq.m. – Open Space 2 (on ground).
		Existing trees on plot:		02
		Number of Trees Planted as per Earlier EC		88
		Number of trees to be planted:		203
		Number of trees to be cut:		00
		Number of trees to be transplanted:		00
31.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		45 KW
		During Operation phase (Connected load):		2236 KW
		During Operation phase (Demand load):		1789 KW
		Transformer:		3 Nos. X 630 KVA, 1 No. X 315 KVA
		DG set:		01 No. x 250 KVA
		Fuel used:		HSD
32.	Details of Energy saving	1) Use of high efficiency lighting fixtures – LED with electronic ballasts. 2) Use of electronic ballasts as opposed to the elector-magnetic ballasts shall reduce the loss of energy and improve the operation power factor. 3) Common area lights, Street lights & Landscape lights will be selected so as to reduce the consumption of electricity. 4) Lighting power density in compliance as per clause 7.3 ECBC-2007. All the pumps shall have minimum 60% efficiency. 5) Energy meters shall be installed to monitor the energy consumption for – External lighting, treated water pumping, municipal water pumping, common area etc. 6) Timers will be installed in the outdoor lights so as to minimize the wastage of lighting during un- needed hours.		

		7) All cables will be de- rated to avoid heating during use. This also indirectly reduces losses and improved reliability 8) Solar water heating system with Heat pump will be installed for energy saving. 9) Latest BIS energy saver Distribution transformers will be installed. Total Energy Saving: 17.90%			
33	Environment al Manageme nt plan budget during Constructi on phase	No.	Details		Cost (Lakh)
		1	Water for Dust Suppression		13.63
		2	Labour Camp toilets & sanitation		4.80
		3	Health and Safety		4.00
		4	Health & Checkup of Labour		0.51
		5	Environment management cell		1.75
		6	Environmental Monitoring		3.26
			TOTAL		27.95
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capit al (Lakh)	O&M (Lakh)
		Sewage treatment	Sewage Treatment Plant 420 KLD	190.00	18.00
		Solid Waste Management	OWC	13.00	8.00
		Rainwater Harvesting	Recharge Pits	2.00	8.00
		Swimming Pool	—	47.79	3.00
		Landscaping	Development and Maintenance	73.05	2.25
		Energy saving	Solar PV & Solar Water heater	90.66	1.05
		Environmental Monitoring	Environmental Monitoring	00	1.85
		Lightening Arrestor	Lightening Arrestor	15.00	00
			Total	431.5	42.15
35.	Traffic Management (Kindly Update the numbers as	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4- Wheeler	166	656	10.57 Sq.m

	per revised details)	2-Wheeler	491	491	2 Sq.m
		Bicycles	491	491	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			National Green Tribunal Western Zone Bench, Pune – Original Application No. 07/2022	

Comparative Statement of the project-

Particulars	As per proposed in EC dated 6 th June 2023	Proposed Expansion dated 22 nd June 2023	Remarks
Net Plot Area	23,369.91 sq m	23,369.91 sq m	No Change
Proposed FSI area (sq m)	51,727.43 sq m	58,293.61 sq m	Increased by 6,566.18 sq m due to TOD Rules
Proposed Non FSI area (sq m)	40,601.37 sq m	34,035.19 sq m	Decreased by 6,566.18 sq m due to TOD Rules
Proposed Total Built up area (sq m)	92,328.80 sq m	92,328.80 sq m	No change
Area granted in EC	Area restricted as per sanction dated 01 November 2022 88,604.91 sq m	Areas as per submitted for revised Sanction 92,328.80 sq m	-
Tenements	616 nos.	615 nos.	As per customer's requirement, 03 no. of flats are merged to use as duplex flats (02 flats to 01 duplex flat and 03 flats to 01 duplex flat) Therefore, total no. of flats is 613 & 2 Nos. of Convenience Shops are proposed only for Society.
Population	3,080 nos.	3,080 nos.	No change

3. The proposal has been considered by SEIAA in its 269th (Day-2) meeting held on 3rd November, 2023 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the undertaking stating that the work carried out on site is as per accorded EC and there is no change in planning.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 2996.71 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC subject to final outcome of a case pending before the Hon'ble NGT (07/2020)(WZ).
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. 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.
6. SEIAA after deliberation decided to grant EC for-FSI- 58291.89 m², Non FSI- 34,035.19 m², total BUA-92,327.08 m². (Plan approval No-BMU/CR no 170/23-24, dated-11.10.2023) (Restricted as per approval)

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

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/ PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

