सत्यमेव जयते

File No: SIA/MH/INFRA2/556170/2025

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Dated: **08/09/2026**

To,

Amit Ashok Agrawal
CHOICE LIFESTYLE
SR. NO. 163 ADARSH NAGAR ROAD, 8, TINGRE NAGAR, PUNE, VIDYA NAGAR, PUNE CITY, PUNE - 411032. , Dhanori, PUNE, MAHARASHTRA, 411032
epc@choicegoodwill.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 Environmental Clearance for Proposed Residential & Commercial Project at Survey No. 11/3/1 (Part) 11/3/2 (Part) 11/4A (Part) at Village Dhanori, Taluka - Haveli, Dist – Pune by CHOICE LIFESTYLE THROUGH PARTNER AMIT AGRAWAL. submitted to Ministry vide proposal number SIA/MH/INFRA2/556170/2025 dated 27/10/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801MH5369776N
(ii) File No.	SIA/MH/INFRA2/556170/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Environmental Clearance for Proposed Residential & Commercial Project at Survey No. 11/3/1 (Part) 11/3/2 (Part) 11/4A (Part) at Village Dhanori, Taluka - Haveli, Dist – Pune by CHOICE LIFESTYLE THROUGH PARTNER AMIT AGRAWAL.
(vii) Name of Company/Organization	CHOICE LIFESTYLE
(viii) Location of Project (District, State)	PUNE, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) 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 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 SEIAA Appraisal Committee of SEIAA in the meeting held on 02/09/2026. 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 02/09/2026, 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 SEIAA Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Amit Ashok Agrawal 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.

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same. 2. PP to submit the Fire NOC. 3. PP to prepare and implement plan to make proposed project a plastic free zone. 4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for

S. No	EC Conditions
	construction phase should not be drinking water. 5. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021. 7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

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)
Proposed Residential & Commercial Project at Survey No. 11/3/1+3/2+4A at Dhanori, Taluka - Haveli, Dist – Pune by CHOICE LIFESTYLE.	Proposed Residential & Commercial Project at Survey No. 11/3/1+3/2+4A at Dhanori, Taluka - Haveli, Dist – Pune by CHOICE LIFESTYLE.	118130.66	Total BUA in Square meters	NA	Building construction project

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/556170/2025
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
M/s. Choice Lifestyle
Through Partner Amit Agrawal
Survey No. 11/3/1 (Part) 11/3/2 (Part)11/4A (Part)
at Village Dhanori, Taluka - Haveli, Dist – Pune.

Subject : Environmental Clearence for Proposed Residential & Commercial Project at Survey No. 11/3/1 (Part) 11/3/2 (Part) 11/4A (Part) at Village Dhanori, Taluka - Haveli, Dist – Pune by Choice Lifestyle Through Partner Amit Agrawal (Compliance).

Reference : Application no. SIA/MH/INFRA2/556170/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 247th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 362nd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 2nd September, 2026.

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

Sr. No.	Particular	Details
1	Proposal Number	PARIVESH Proposal No.: SIA/MH/INFRA2/556170/2025
2	Name of Project	Proposed Residential & Commercial Project at Survey No. 11/3/1 (Part) 11/3/2 (Part) 11/4A (Part), Plot No. 14, Dhanori, Taluka - Haveli, Pune by Choice Lifestyle Through Partner Amit Agrawal.
3	Project category	8(a)- B2 category as per EIA Notification 2006
4	Type of Institution	Private
5	Project Proponent	CHOICE LIFESTYLE Address: S.No.163, Adarsh Nagar Road, 8, Tingre Nagar, Pune, Vidyanagar, Pune.
6	Name of Consultant	• Name: Shrikrishna Environment Consultants Pvt. Ltd. • NABET Accreditation No.: NABET/EIA/24-27/RA 0382
7	Applied for	Fresh EC
8	Details of Previous EC	NA
9	Location of the project	Survey No. 11/3/1 (Part) 11/3/2 (Part) 11/4A (Part), Plot No. 14, Dhanori, Taluka - Haveli, Pune
10	Latitude and Longitude	18°36'21.50"N, 73°54'08.49"E

11	Total Plot Area	19,031 Sq.M.
12	Deductions	2,224.17 Sq.M
13	Net Plot Area	16,806.83 Sq.M.
14	Proposed FSI area	73,056.42 Sq.M.
15	Proposed Non FSI area	45,074.24 Sq.M.
16	Proposed Total Built up Area	**1,18,130.66 Sq.M.**
17	Total Built up area approved by Planning Authority	In Process
18	Ground Coverage	8837.82 Sq.m (53 %)
19	Total Project Cost	Rs. 289.2 Cr.
20	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be Implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated 30 September, 2020 and OM file No. 22-65/2017-IA.III dated 25/02/2021.

21 — Details of Building Configuration

Proposed Building Configuration:

Building Name	Bldg. Configuration	Bldg. Height
Wing A	B1 + ST + 12 Fl.	38.66 m
Wing B	B1 + ST + 12 Fl.	38.66 m
Wing C	B2 + B1 + ST + 12 Fl.	38.66 m
Wing D	B2 + B1 + ST + 12 Fl.	38.66 m
Wing E (MHADA)	B2 + B1 + ST + 12 Fl.	38.66 m
Wing F	B1 + ST + 12 Fl	38.66 m
Wing G	B1 + ST + 12 Fl.	38.66 m
Wing H	B1 + ST/GR. Comm. + 1ST Comm. +11 Fl.	38.66 m
Wing I	B1 + ST/GR. Comm. + 1ST Comm. +11 Fl.	38.66 m
Club House	GR. + 1 FL	8.05 m

22 — Total number of units

Residential tenements: 624 Nos. Commercial Units: 8 Nos.
Expected Users: 3397 Nos.
(Residential: 3,120 Nos. + Commercial: 277 Nos.)

23 — Water Budget

Proposed water budget

Particular	Dry Season	Wet Season
Fresh Water	288 KLD	288 KLD
Recycled (Flushing)	146 KLD	146 KLD
Recycled (Landscape)	11 KLD	00 KLD
Swimming Pool	--	--
Total	**434 KLD**	**434 KLD**
Waste water generation	391 KLD	391 KLD

24 — Water Storage Capacity for Fire Fighting/ UGT

UGT details as follows

UGT -:

- Fire Fighting UG tank Capacity: 675 Cu. M.
- Domestic UG tank Capacity: 433 Cu. M.

<table>
<tr><td>25</td><td>Source of Water</td><td>Pune Municipal Corporation (PMC)
STP treated water will be reused for flushing & landscape purpose.
Tanker water will be use for Swimming pool purpose</td></tr>
<tr><td>26</td><td>Rainwater Harvesting (RWH)</td><td>• Level of Ground Water Table:
• Pre-Monsoon: 12m to 14m BGL
• Post Monsoon: 10m to 12m BGL
• Size & No. of RWH tanks and Quantity: NA
• Quantity and size of recharge pits: Total 13 Nos. of recharge pits proposed</td></tr>
<tr><td>27</td><td>Sewage and Wastewater</td><td>• Sewage Generation: 391 KLD
• Proposed STP Capacity: 440 KLD
• STP Technology: MBBR</td></tr>
<tr><td>28</td><td>Solid waste management during construction phase</td><td>
<table>
<tr><th>Type</th><th>Quantity</th><th>Treatment/Disposal</th></tr>
<tr><td>Dry Waste</td><td>Negligible</td><td>Collect & disposed through authorized agency</td></tr>
<tr><td>Wet Waste</td><td>Negligible</td><td>Provision of composting</td></tr>
<tr><td>Construction Waste</td><td>Top Soil & Debris</td><td>Top soil will be reused for landscape purpose within project site.
Excavated debris will be reused for backfilling, levelling & plinth filling purpose.</td></tr>
</table>
</td></tr>
<tr><td>29</td><td>Solid waste management during operation phase</td><td>
<table>
<tr><th>Type</th><th>Quantity</th><th>Treatment/ disposal</th></tr>
<tr><td>Dry waste</td><td>666 Kg/day</td><td>Will be collected & disposed by Authorized vendor</td></tr>
<tr><td>Wet waste</td><td>964 Kg/day</td><td>Treated in Organic waste composter and used as manure in landscape</td></tr>
<tr><td>Hazardous waste</td><td>--</td><td>NA</td></tr>
<tr><td>Biomedical waste</td><td>--</td><td>NA</td></tr>
<tr><td>E-waste</td><td>10 Kg/day</td><td>Will be collect & disposed by Authorized vendor</td></tr>
<tr><td>STP Sludge</td><td>41.36 Kg/day</td><td>Dewatering and used as manure in landscape</td></tr>
</table>
</td></tr>
<tr><td>30</td><td>Green Belt Development</td><td>• Total RG Area: 1680.68 Sq.M
• Number of trees to be required to plant: 210 Nos.
• Existing Trees: Nil
• Trees to be cut: Nil
• Trees to be transplant: Nil</td></tr>
<tr><td>31</td><td>Power Requirement</td><td>• Source of power supply: MSEDCL
• During Construction Phase (Demand Load): 75 kW
• During Operation Phase (Connected Load): 6312.33 kW
• During Operation Phase (Demand Load): 3038.67 kW
• Transformer: 5 X 630 KVA capacity
• DG Set: 1 x 400 kVA capacity & 1 x 40 kVA capacity
• Fuel: Diesel</td></tr>
</table>

32	Details of Energy Saving	Total Energy Saving: 20.10 % through proposed use of Solar Energy and Energy saving measures.
33	Environment Management Plan during Construction phase	

Sr. No.	Parameter	Capital Cost Rs. In Lakh)
1	Personnel Protective Equipment	1.60
2	Site Sanitation Facility	2.56
3	Site Safety	1.21
4	Water Provision	1.64
5	Awareness to workers	11.16
6	Health Check up	0.63
7	Environmental Monitoring	7.56
8	Disaster Management	13.87
	TOTAL	**40.23**

34 Environment Management Plan Operation phase

Sr. No.	Component	Details	Capital Cost (Rs. Lakh)	O &M Cost (Rs. Lakh)
1	Storm water	NA	--	--
2	Sewage Treatment Plant	440 KLD Capacity	103.25	24.87
3	Water treatment	--	--	--
4	RWH	13 Nos of Recharge Pits	26.00	3.00
5	Swimming Pool	--	--	--
6	Solid waste management	OWC	14.20	3.48
7	Hazardous waste	NA	--	--
8	E-waste	Collection & Disposal with authorized agency	--	--
9	Green Belt Development	210 No of Trees	90.00	4.5
10	Energy Saving	20.10 % Energy saving	56.14	1.12
11	Environment Monitoring	Air, Water, Noise, Soil, STP, DG set, Monitoring	--	2.82
12	Disaster Management	---	160.81	82.92
	TOTAL		**450.40**	**122.71**

35 Traffic Management

Type	Required as per UDCPR	Actual Provided	Area per Parking
4-Wheeler	583 Nos.	583 Nos.	12.5 Sq.M.

		2-Wheeler	709 Nos.	709 Nos.	
36	Details of Court Cases/ litigations w.r.t. the project and project location if any				NA

3. Proposal has been considered by SEIAA in its 362nd meeting held on 2nd September, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to submit the Fire NOC.
3. PP to prepare and implement plan to make proposed project a plastic free zone.
4. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that, the water proposed to be used for construction phase should not be drinking water.
5. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 1680.68 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted to a height of 38.91 m including OHT & LA as per Civil Aviation NOC dated 13.03.2026.
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 register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 on CPCB SWM portal before getting Occupancy.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
7. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D.C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning authority and MPCB to ensure the compliance of the same.
8. 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.

9. SEIAA decided to grant EC for FSI area of 73,046.40 m2, Non FSI area of 44,979.66 m2 and total BUA of 1,18,026.06 m2. (Plan approval No. zone 1/4865 dated 25.08.2026) (FSI, Non FSI and TBUA 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 give100 % 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. This 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, NOx (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

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

II. As per MoEF&CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.

III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.

V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.

VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.

VII. This environmental clearance is issued subject to obtaining NOC from Forestry &

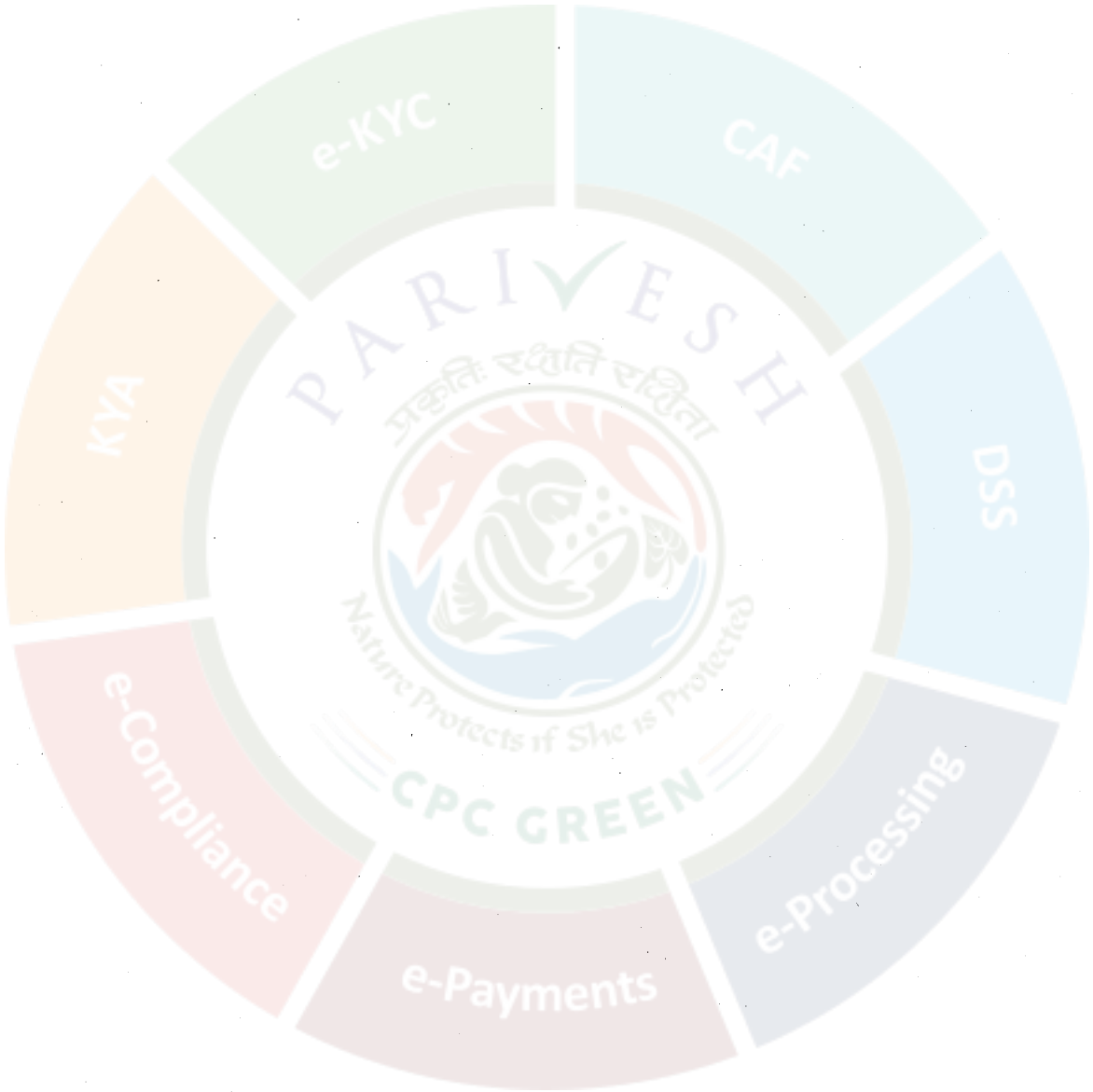
Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.



Signed by
Jayashree Shrikant Bhoj
Date: 08-09-2026 16:42:41
Reason: Verified and signed