

ENVIRONMENTAL
CLEARANCE



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

To,

The -1

MAJESTIQUE GIGA HOMES LLP

Majestique city view, 9th floor, opp Apsara Talkies, Near 7 loves chowk,
Gultekdi , Pune -411037

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/INFRA2/417631/2023 dated 11 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B038MH110092 |
| 2. File No. | SIA/MH/INFRA2/417631/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed expansion in Environmental
clearance of residential and commercial
project by Majestique Gigahomes LLP. |
| 7. Name of Company/Organization | MAJESTIQUE GIGA HOMES LLP |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 21/07/2023

(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/INFRA2/417631/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Majestique Gigahomes LLP,
S.No. 17, Hissa No. 10+11A,
Village Kondhwa Khurd,
Taluka Haveli, District Pune.

Subject : Environmental Clearance for residential and commercial project at S.No. 17, Hissa No. 10+11A, Village Kondhwa Khurd, Taluka Haveli, District Pune by M/s Majestique Gigahomes LLP

Reference : Application no. SIA/MH/INFRA2/417631/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 170th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14.06.2023.

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

1	Proposal Number	SIA/MH/INFRA2/417631/2023	
2	Name of Project	Proposed expansion in Environmental clearance of residential and commercial project at S.No. 17, Hissa No. 10+11A, Village Kondhwa Khurd, Taluka Haveli, District Pune by M/s Majestique Gigahomes LLP.	
3	Project Category	8(a), B2	
4	Type of Institution	Private	
5	Name of Project Proponent		
		Name	Majestique Gigahomes LLP. Authorized person: Amit Lalwani
		Regd. Office address	Majestique City view, 9 th floor, Opp. Apsara Talkies, Near 7 Loves chowk, Gultekdi, Pune-411037
		Contact number	7720011970
		Email ID	majestiquegigahomesllp@gmail.com
6	Consultant		
		Name	Mahabal Enviro Engineers Pvt. Ltd.
		Address	F-7, Road No. 21, Wagle Estate, Thane (West)-400604
		Telephone	022-25823154
		Email ID	mahabal.thane@gmail.com

		QCI Accreditation Status	QCI NABET Accreditation QCI/NABET/ENV/ACO/22/2531			
7	Applied for	Expansion in Environment Clearance letter				
8	Details of previous EC	We have received Environment Clearance from SEIAA Maharashtra vide no. SEIAA-EC-0000002167 dated 03.03.2020.				
9	Location of project	S.No. 17, Hissa No. 10+11A, Village Kondhwa Khurd, Taluka Haveli, District Pune				
10	Latitude and Longitude	Latitude From 18°28'48.69"N to 18°32'53 N Longitude From 18°28'46.28"N to 73°53'46.66"E				
11	Total Plot area (m ²)	15,200 m ²				
12	Deductions (m ²)	834.58 m ²				
13	Net Plot Area (m ²)	14,365.42 m ²				
14	Proposed FSI Area (m ²)	52,342.81 m ²				
15	Proposed Non FSI Area (m ²)	27,297.46 m ²				
16	Proposed Total BUA area (m ²)	79,640.27 m ²				
17	TBUA (m ²) approved by Planning Authority till date	71,670.26 m ² Sanction plan received from Pune Municipal Corporation vide no. 5/4323 dated 13.12.2022.				
18	Total ground coverage (m ²) & %	4,452.21 m ² & 31 % of total net plot area				
19	Total project cost (Rs.)	Rs.155 Crores				
20	CER as per MoEF & CC circular dated	Not applicable				
	01/05/2018					
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>					
Previous EC			Proposed Configuration			Reason for modification /Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
Building A1	G/P+11 floor	35.70	Building-A (wing A1)-(MAHADA)	P(MECH)+P+09 floor	30.00	Planning change as Per UDCPR
Building A2	B1+B2+P+11 floor	34.35	Building-A (wing A2)	B1+B2+P+13 floor	40.55	Addition of 2 floor & planning change
Building A3	B1+B2+P+11 floor	34.35	Building-A (wing A3)	B1+B2+P+13 floor	40.55	Addition of 2 floor & planning change
Building A4	B1+B2+P+11 floor	34.35	Building-A (wing A4)	B1+B2+P+13 floor	40.55	Addition of 2 floor & planning change

Building A5	B1+B2+P+11 floor	34.35	Building-A (wing A5)	B1+B2+P+13 floor	40.55	Addition of 2 floor & planning change
Building A6	B1+B2+P+11 floor	34.35	Building-A (wing A6)	B1+B2+P+13 floor	40.55	Addition of 2 floor & planning change
Building A7	B1+B2+P+11 floor	34.35	Building-A (wing A7)	B1+B2+P+13 floor	40.55	Addition of 2 floor & Planning Change
Building A8	B1+B2+P+11 floor	34.35	Building-A (wing A8)	B1+B2+P+13 floor	40.55	Addition of 2 floor
Club House	G+1 floor	9.15	Club House	G+1 floor	9.15	No change
Building B1	B(MECH.) +P+10 floor	34.35	Building-B (wing B1)	P(MECH)+P+10 floor	33.05	Nomenclature change as per Sanction
Building B2	B(MECH.) +L.G.+U.G.+M+4FLR+T/KIT	28.65	Building-B (wing B2)	B1+B2+B3+L.G.+U.G.+M+5FLR (T/KIT)	23.60	Addition of 2 basement & Nomenclature changes as per sanction
22	Total number of tenements	No. of Tenements: 364 Nos. No. of offices: 10 Nos. No. of anchor shops: 1 No. including Mezz. No. of restaurant: 1 No. No. of gymnasium: 1 No. Kitchen at terrace floor: 1 No.				
23	Total Water Requirement					
		Dry Season		Wet Season		
	Fresh water (in m ³ /day)	215 m ³ /day		215 m ³ /day		
	Recycled water (Flushing)	107 m ³ /day		107 m ³ /day		
	Recycled water (Gardening)	23 m ³ /day		12 m ³ /day		
	Swimming pool	2 m ³ /day		2 m ³ /day		
	Total water Requirement	347 m ³ /day		347 m ³ /day		
	Waste water Generation	306 m ³ /day		306 m ³ /day		
24	Firefighting (Underground water tank)	500 m ³		500 m ³		
	Firefighting (Overhead water tank)	250 m ³		250 m ³		
25	Source of water	Pune Municipal Corporation (PMC)				
26	Rain Water Harvesting (RWH)					

	i) Level of the ground water table	Pre monsoon: 7-8 m BGL Post monsoon: 3-4 m BGL		
	ii) Size and no of RWH tank(s) and Quantity	NA		
	iii) Quantity and size of recharge pits	8 nos. (2 surface + 6 terraces rain water) of recharge pit Terraces recharge pit size: 2 m x 1.5 m x 2 m Surface recharge pit size: 2 m x 2 m x 1.9 m		
	iv) Details of UGT tanks if any:	Domestic UG tank capacity: 336 m ³ Flushing UG tank capacity: 107 m ³ Fire UG tank capacity: 500 m ³		
27	Sewage and waste water Demand	i) Sewage generation in KLD		306 m ³ /day
		ii) STP technology		MBBR
		iii) No. and Capacity of STP		1 no. x 325 m ³ /day
28	Solid Waste Management during Construction phase:	Type	Quantity	Treatment/ Disposal
		i) Dry waste	6 kg/day	-
		ii) Wet waste	4 kg/day	-
		iii) Construction Waste generation	Excavation quantity: 46,197.37 m ³	Top soil will be used for landscaping. The construction debris will be utilized at site for backfilling
29	Solid Waste Management during operation Phase:	Type	Quantity (kg/day)	Treatment/disposal
		Total waste generation	1240 kg/day	
		Wet waste	726 kg/day	Through Organic Waste Converter. Generated manure will be used for gardening.
		Dry waste	510 kg/day	Handed over to the authorized recycling Agency
		Hazardous waste	NA	NA
		Biomedical waste	NA	NA
		STP sludge (dry)	3 kg/day	will be used as manure
30	Green Belt Development	Total RG area		1,436.54 m ²
		Existing trees on plot		9 nos.
		Number of trees to be planted		186 nos.
		No of trees to be retained		9 nos.
		Number of trees to be Transplanted		NA
31	Power requirement	Source of power supply		MSEDCL
		During Construction Phase: (Demand Load)		30 kW
		During Operation phase (Connected Load)		3,287.17 kW
		During Operation phase (Demand Load)		1,338.42 kW
		Transformer		3 no. x 630 kVA

		DG set	1 no. x 250 kVA, 1 no. x 82.5 kVA		
		Fuel Used	HSD		
32	Details of Energy Saving	Overall energy saving: 23.16% Renewable energy saving: 5.23%			
33	Environmental Management plan budget during Construction phase				
	Attributes	Parameter	Cost (Rs. In Lacs)		
	Air Environment	Erosion control – dust suppression measures, barricading and top soil	14		
		Preservation			
	Land	Labour Camp toilets & sanitation	4.8		
	Health and Safety	Labour Safety Equipments and Training	1		
	Facility	Disinfection and Health Check-ups	4		
	Environment Management	Environmental Monitoring cell	1.7		
	Environment	Environmental Monitoring	1.8		
	Total		27.3		
34	Environmental Management plan budget during Operation phase				
	Sr.	Component	Details	Capital cost Rs. In Lacs	Operational and maintenance cost(Rs. In Lacs/yr)
	1.	Sewage Treatment Plant	1 no. of STP having capacity 325 m ³ /day	82.83	14.71
	2.	Rain Water Harvesting	8 nos. of recharge pits	8	0.8
	3.	Solid Waste Management	Cost for Treatment of biodegradable garbage in OWC (1 no.)	32	0.96
	4.	Environmental Monitoring	Monitoring and analysis of Air, Water, Noise, Soil, surface water, STP treated water etc.	MoEF Approved Lab	2
	5.	Landscape development	186 nos. of trees to be planted. Developed landscape area is 1,436.54 m ²	35	5.5
	6.	Energy Conservation	Solar PV Cells	49	1.47
	7.	Firefighting System		85.69	8.59
	8.	Storm water management	Laying of storm & Sewer line up to final disposal point	43.26	4.3
	9.	Basement air cleaning system & ventilation		2.2	0.2

10.	Low flow devices, Basement Dewatering		7.5	0.75
11.	Disaster Management	-	33.1	6.35
	Total		378.58	45.63

35	Traffic Management:	Type	Required as per DCR	Actual Provided	Area per parking(m²)
		4 -wheeler	311 nos.	456 nos.	30 m ² for groundparking, 35 m ² for Basement parking.
		2 -wheeler	978 nos.	994 nos.	4.2 m ²
		Parking area	9,874.8 m ²	21,454.8 m ²	
36	Details of Court cases / litigations w.r.t. the project and project location if any.	No court case			

3. The proposal has been considered by SEIAA in its 261st (Day-3) meeting held on 14.06.2023 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 increase the energy saving by solar means by 5 %.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
3. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 1436.54 m² on ground. Local planning authority to ensure the compliance of the same.
2. This EC excludes the Wing A3 as per has not obtained CFO NOC for the same. Further, EC is restricted for Wing A2 up to 34.85 m height as per CFO NOC.
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-44398.93 m², Non FSI-

27271.33 m2, Total BUA-71,670.26 m2. (Plan approval No. Outward no. 5/4322, dated 13.12.2022) (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
(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.