



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

To,

The -1

SHARADA SHRIKALP PROMOTERS AND BUILDERS

2,66/3, Happy Home, Co. Op. Hsg. Society, Law College Road,
Erandwane, 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/INFRA2/430868/2023 dated 29 May 2023. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038MH148398
2. File No.	SIA/MH/INFRA2/430868/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Akashparv
7. Name of Company/Organization	SHARADA SHRIKALP PROMOTERS AND BUILDERS
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: 10/11/2023

(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/INFRA2/430868/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.SHARADA SHRIKALP PROMOTERS AND BUILDERS,
Sr. No. 15/2/2A, Opposite to Maratha Mandir,
Bavdhan, Mulshi, Pune 411021.

Subject : Environmental Clearance for proposed construction project Akashparv
at Sr. No. 15/2/2A, Opposite to Maratha Mandir, Bavdhan, Mulshi, Pune
411021 by M/s.SHARADA SHRIKALP PROMOTERS AND
BUILDERS

Reference : Application no. SIA/MH/INFRA2/430868/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 176th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 22nd September, 2023.

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

Proposal Number		SIA/MH/INFRA2/430868/2023
Name of Project		Akashparv
Project category		8(a)- Building & Construction Project
Type of Institution		Private
Project Proponent	Name	Sharada Shrikalp Promoters & Builders
	Regd. Office address	2, 66/3, Happy Home Co-Op. Hsg. Society, Law College Road, Erandwane, Pune – 411004
	Contact number	99234 00999
	E-mail	info@sharadaalliance.com
Consultant	MITCON Consultancy and Engineering Services Limited Behind DIC Office, Agriculture College Campus, Shivajinagar, Pune – 411 005, NABET Certificate No. NABET/EIA/2124/RA 0229 Rev 02	
Applied for		Expansion of project
Details of previous EC		SEAC-2013/CR-262/TC-2, dated on 23 rd August 2016
Location of the project		Sr. No. 15/2/2A, Opposite to Maratha Mandir, Bavdhan, Mulshi, Pune 411021
Latitude and Longitude		18°30'36.41"N 73°46'58.64"E
Total Plot Area (m ²)		14100
Deductions (m ²)		4802.16
Net Plot area (m ²)		9297.84

Proposed FSI area (m ²)			37151.42				
Proposed non-FSI area (m ²)			20668.62				
Proposed TBUA (m ²)			57820.04				
TBUA (m ²) approved by Planning Authority till date			39981.49				
Ground coverage (m ²) & %			2382.42 (16.90%)				
Total Project Cost (Rs.)			Existing: 120 Cr., Expansion: 133.32 Cr., Total: 253.32 Cr.				
CER			As per EMP				
Details of Building Configuration:	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change:
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Additional FSI as per UDCPR 2020
	Wing A	S + 2P + 19	63.15	Wing A	S + 2P + 20	61	
	Wing B	S + 2P + 18	63.15	Wing B	S + 2P + 23	69.9	
	Wing C	S + 2P + 19	63.15	Wing C	S + 2P + 26	90.30	
	Club House			Wing D	P + G + 6	23.50	
			Club House				
Total number of tenements	Total No. Tenements – 114 Nos.			Total No. of Tenements – 173 Nos. Showroom – 1 No., Offices – 5 Nos. Population: 1013 Nos.			
Water Budget	Dry Season (CMD)		Wet Season (CMD)				
	Fresh Water	81	Fresh Water	81			
	Recycled (Landscape)	9	Recycled (Landscape)	0			
	Swimming Pool	0.14	Swimming Pool	0.14			
	Flushing	43	Flushing	43			
	Total	133	Total	124			
	Waste water generation	115	Waste water generation	115			
Water Storage Capacity for Firefighting / UGT	Sr. No.	Description	OHT	UGWT			
	1	Domestic	82	128			
	2	Flushing	44	66			
	3	Fire fighting	70	500			
Source of water	Pune Municipal Corporation						
Rainwater Harvesting (RWH)	Level of the Ground water table:			Pre-Monsoon: 6 m			
				Post Monsoon: 10 m			
	Size and no of RWH tank(s) and Quantity:			Total 7 Nos. (5 Nos. for Surface drain & 2 Nos. for Rooftop drain)			
	Quantity and size of recharge pits:			1.5m x 2.0m x 1.5m			
	Details of UGT tanks if any:			Domestic: 128 Flushing: 66 Fire-fighting: 500			

Sewage and Wastewater	Sewage generation in CMD:		115
	STP technology:		MBBR
	Capacity of STP (CMD):		125
Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	18	Handed over to Authorized Vendor
	Wet waste:	7	Handed over to Authorized Vendor
	Construction waste (m ³)	9306	Shall be used for backfilling and site development
Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	198	SWACH
	Wet waste:	277	Organic Waste Composter
	Hazardous waste:	NA	-
	Biomedical waste	NA	-
	E-Waste	3	Handed over to an Authorized Vendor
	STP Sludge (dry)	12	Will be used as manure after treatment in OWC
Green Belt Development	Total RG area (m ²):		1093.86
	Existing trees on plot:		216
	Number of trees to be planted:		278
	Number of trees to be cut:		0
	Number of trees to be transplanted:		0
Power requirement:	Source of power supply:		MSEDCL
	During Construction Phase (Demand Load):		50 KW
	During Operation phase (Connected load):		3374 KW
	During Operation phase (Demand load):		1468 KW
	Transformer:		630 KVA x 3 Nos
	DG set:		1 No. x 380 KVA
	Fuel used:		Diesel
Details of Energy saving	Total Energy Saved: 313 KW (23.76 %)		
Environmental Management plan budget during Construction phase	Type	Details	Cost (Lakhs)
	Water, Air & Noise	Water for Dust Suppression	0.5
	Solid Waste Management	Collection, segregation, disposal, etc.	0.2
	Environmental Monitoring	Air, Water, Noise, Soil	1.5
	Occupational Health, fire and Safety	PPE's to workers	0.5
	Site Sanitation	Mobile toilets	0.4
	Socio economic environment	Disinfection- Pest Control, First Aid Facilities, Health Check Up, Creches for Children, Food for children	1.0

Environmental Management plan Budget during Operation phase	Component	Details		Capital (Lakhs)	O&M (Rs./Yr)
	Storm Water	Development of storm water line		25	0.2
	Sewage treatment	STP		36	8.5
	Water treatment	-		0	0
	RWH	RWH with recharge bores		15	0.6
	Swimming Pool	Swimming Pool		25	1.8
	Solid Waste	Solid Waste Management		12	2.7
	Hazardous waste	-		0	0
	E-waste	E-waste Management		0.2	0.1
	Green belt development	Landscape / Greenbelt Development		6	0.8
	Energy saving	Energy saving		67	3
	Environmental Monitoring	Environmental Monitoring of Air, Water, Noise & Soil		0	1.5
	Disaster Management	Disaster Management		35	1.5
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)	
	4-Wheeler	340	347	4337.50	
	2-Wheeler	343	350	700	
	Bicycles	190	190	142.50	
Details of Court cases / litigations w.r.t. the project and project location if any					NA

Comparative Statement for the project is as below:

Sr. No.	Particulars	As per EC Granted	Proposed Expansion	Difference	Remarks
1	Project Proponent:	Sharada Shrikalp Promoters & Builders			
2	Project Cost (Cr.)	120	253.32	133.32	Increased
3	Total Plot Area (m ²)	14100	14100	NA	No Change
4	Deductions (m ²)	3161.36	4802.16	1640.8	Amenity space handed over to PMC
5	Net Plot Area (m ²)	10938.64	9297.84	1640.8	Decreased
6	FSI Area (m ²)	13926	37151.42	23225.42	Increased
7	Non-FSI Area (m ²)	30444.37	20665.62	9775.75	Decreased
8	Built-up area (m ²)	39981.48	57820.04	17838.56	Increased
9	Building Configuration	Configuration	Configuration		
		A: S+2P+19 Floors	A: S + 2P + 20 Floors	1 Floor	
		B: S+2P+18 Floors	B: S + 2P + 23 Floors	5 Floors	Increased
		C: S+2P+19 Floors	C: S + 2P + 26 Floors	7 Floors	Increased
		Club House	D: P + G + 6 Floors		Addition of D Bldg.
			Club House		

11	Max. Building Height (m)	63.15	90.3	27.15	Increased
12	Total Number of Tenements	Tenements- 114 Nos.	Tenements – 173 Nos. Showroom – 1 No., Offices – 5 Nos.	Tenements – 59	Increased
13	Expected users	570	1013	443	Increased
14	Fresh Water requirement (m3/day)	58	81	23	Increased
15	Sewage Generation & (m3/day)	75	115	40	Increased
16	STP Capacity (m3/day)	100	125	25	Increased
17	Solid Waste Generation (Kg/day)	Dry waste: 104 Wet waste: 165	Dry waste: 198 Wet waste: 277	Dry waste: 94 Wet waste: 112	Increased
18	Power Requirement (KW)	1021.04	1468	446.96	Increased
19	Parking Details (Nos.)	4W: 139 2W: 264	4W: 347 2W: 350	4W: 208 2W: 86	Increased

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide SEAC-2013/CR-262/TC-2, dated on 23rd August 2016 for Total BUA of 39981.48 Sq.mt. Proposal has been considered by SEIAA in its 266th (Day-3) meeting held on 22nd September, 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 details of mechanism envisaged for watering trees at higher contours.
2. PP to submit the Water NoC. The planning authority to ensure that no OC shall be granted to the project till Sustainable water supply is ensured.
3. It is noted that, the development will be phase-wise, PP to provide mitigation measures for noise and air pollution.
4. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
5. 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 1093.82 m² on mother earth without any construction i.e. without club house etc. Local planning authority to ensure the compliance 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-37151.42 m², Non FSI-20668.62 m², total BUA- 57820.04 m². (Plan approval No-Zone no 3/2252, dated-11.07.2023)

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