



File No: SIA/MH/INFRA2/578584/2026

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: 27/07/2026

To,

Mr Manish Ramniranjan Agarwal
OMICRON F5 BUSINESS LANDMARKS LLP
Office No. 24 & 25, Hermes Kunj, Mangaldas Road, Pune 411005, PUNE, MAHARASHTRA, 411005
contract@omicronengineers.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Expansion of Commercial/IT/ITES Building at Survey No- 39/1(P), 39/2(P) at Baner, Taluka - Haveli, Pune by Omicron F5 Business Landmarks LLP submitted to Ministry vide proposal number SIA/MH/INFRA2/578584/2026 dated 11/05/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3802MH5486175N
(ii) File No.	SIA/MH/INFRA2/578584/2026
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Proposed Expansion of Commercial/IT/ITES Building at Survey No- 39/1(P), 39/2(P) at Baner, Taluka - Haveli, Pune by Omicron F5 Business Landmarks LLP
(vii) Name of Company/Organization	OMICRON F5 BUSINESS LANDMARKS LLP
(viii) Location of Project (District, State)	PUNE, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Survey No- 39/1(P) , 39/2(P) at Baner

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 20/07/2026. 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 20/07/2026, 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. Mr Manish Ramniranjan Agarwal 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

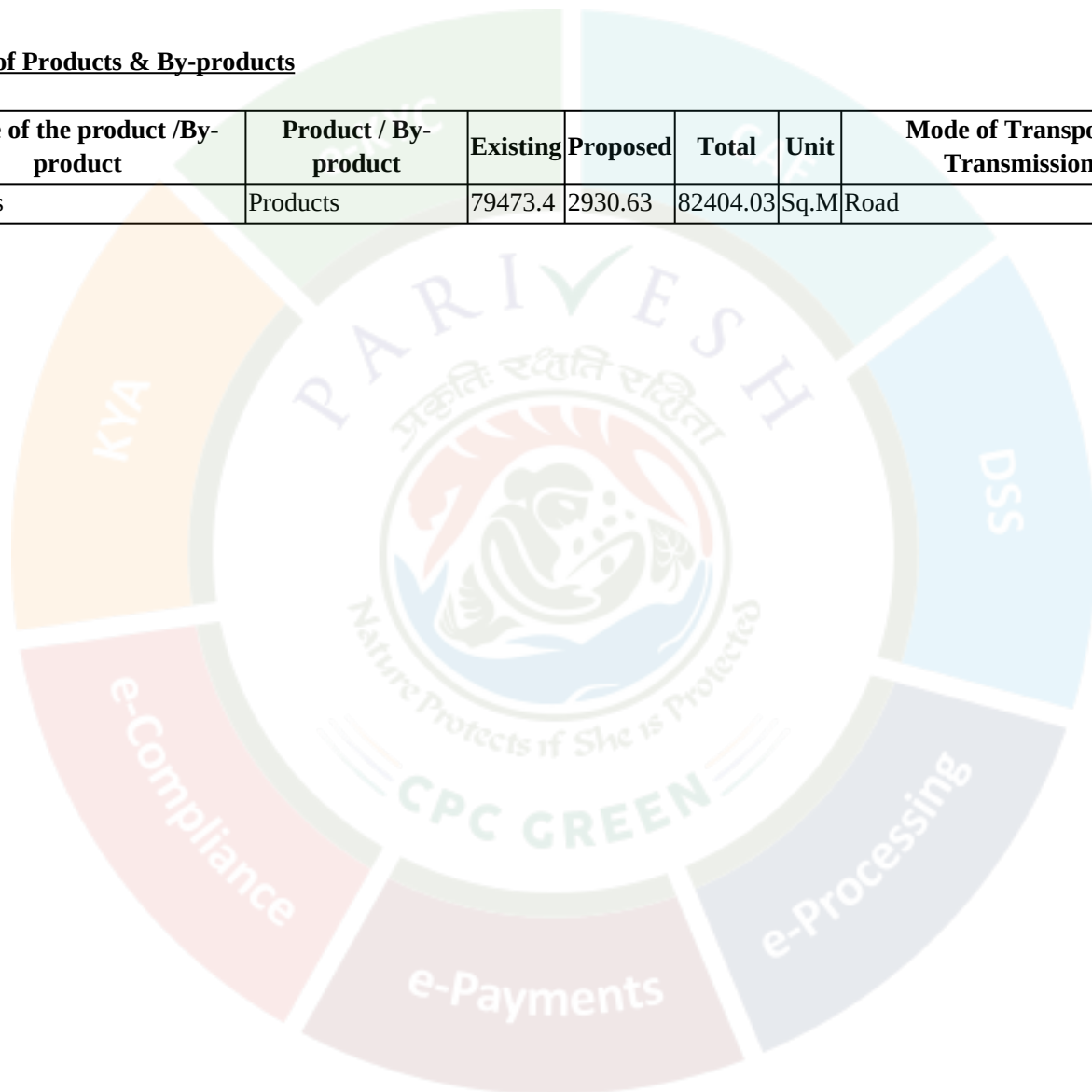
S. No	EC Conditions
1.1	1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same. 2. PP to prepare and implement plan to make proposed project a plastic free zone. 3. 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.

S. No	EC Conditions
	4. 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. 5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025. 6. 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	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Products	Products	79473.4	2930.63	82404.03	Sq.M	Road



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/578584/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Omicron F5 Business Landmarks LLP.
Survey No- 39/1(P), 39/2(P) at Baner, Taluka - Haveli, Pune.

Subject : Environmental Clearance for Proposed Expansion of
Commercial/IT/ITES Building at Survey No- 39/1(P), 39/2(P) at Baner,
Taluka - Haveli, Pune by Omicron F5 Business Landmarks LLP.

Reference : Application no. SIA/MH/INFRA2/578584/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 283rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 353rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 20th July, 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/INFRA2/578584/2026
2	Name of Project	Proposed Expansion of Commercial/IT/ITES Building project "Omicron F5 Business Landmarks" at Baner, Taluka: Haveli, Pune by Omicron F5 Business Landmarks LLP
3	Project category	8(a)-B2 as per EIA Notification 2006
4	Type of Institution	Private
5	Project Proponent	M/s. Omicron F5 Business Landmarks LLP. Address: Office No. 24/25, Hermes Kunj, Mangaldas Road, Koregaon Park, Pune.
6	Name of Consultant	Name: Shrikrishna Environment Consultants Pvt. Ltd. NABET Accreditation No.: NABET/EIA/24-27/RA 0382
7	Applied for	Expansion EC
8	Details of Previous EC	Earlier EC obtained from Environment Dept.; Govt. of Maharashtra vide EC Identification No. EC24C3802MH5444790N dated 12/11/2024 for total built-up area 79,473.40 Sq.M.
9	Location of the project	Survey No- 39/1(P), 39/2(P) at Baner, Taluka - Haveli, Pune
10	Latitude and Longitude	Latitude- 18°33'11.24"N & Longitude- 73°46'31.38"E
11	Total Plot Area	7109.79 Sq.M.
12	Deductions	2140.35 Sq.M.
13	Net Plot Area	4969.44 Sq.M.
14	Proposed FSI area	47,285.98 Sq.M.
15	Proposed Non FSI	35,118.04 Sq.M.

Sr. No.	Particular	Details																		
	area																			
16	Proposed Total Built up Area	82,404.02 Sq.M.																		
17	Total Built up area approved by Planning Authority	IOD obtained from PMC																		
18	Ground Coverage	--																		
19	Total Project Cost	Rs. 263.87 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: <table><thead><tr><th colspan="3">Previous EC</th><th colspan="3">Proposed Expansion</th></tr><tr><th>Bldg . Name</th><th>Bldg. Configuration</th><th>Height</th><th>Bldg. Name</th><th>Bldg. Configuration</th><th>Height</th></tr></thead><tbody><tr><td>Comm. Bldg</td><td>B3+B3Mezz+ B2+B2 Mezz +B1 + LGR + UGR +1st + UP1 to UP6 + 2nd to 19th Floor</td><td>99 m</td><td>Comm /IT/IT ES</td><td>B3+B3Mezz +B2+B2Mezz+B1+LGR+UGR+1st+UP1 to UP6+2nd to 19th Floor</td><td>99.75m</td></tr></tbody></table>	Previous EC			Proposed Expansion			Bldg . Name	Bldg. Configuration	Height	Bldg. Name	Bldg. Configuration	Height	Comm. Bldg	B3+B3Mezz+ B2+B2 Mezz +B1 + LGR + UGR +1st + UP1 to UP6 + 2nd to 19th Floor	99 m	Comm /IT/IT ES	B3+B3Mezz +B2+B2Mezz+B1+LGR+UGR+1st+UP1 to UP6+2nd to 19th Floor	99.75m
Previous EC			Proposed Expansion																	
Bldg . Name	Bldg. Configuration	Height	Bldg. Name	Bldg. Configuration	Height															
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22	Total number of units	Total Units: 49 Nos. + 1 No. Den area Expected Users: 5428 Nos.																		
23	Water Budget	Proposed water budget <table><thead><tr><th>Particular</th><th>Dry Season</th><th>Wet Season</th></tr></thead><tbody><tr><td>Fresh Water</td><td>179.30 KLD</td><td>179.30 KLD</td></tr><tr><td>Recycled (Flushing)</td><td>108.86 KLD</td><td>108.86 KLD</td></tr><tr><td>Recycled (Landscape)</td><td>3.8 KLD</td><td>0 KLD</td></tr><tr><td>Total</td><td>291.96 KLD</td><td>288.16 KLD</td></tr><tr><td>Waste water generation</td><td>259.34 KLD</td><td>259.43 KLD</td></tr></tbody></table>	Particular	Dry Season	Wet Season	Fresh Water	179.30 KLD	179.30 KLD	Recycled (Flushing)	108.86 KLD	108.86 KLD	Recycled (Landscape)	3.8 KLD	0 KLD	Total	291.96 KLD	288.16 KLD	Waste water generation	259.34 KLD	259.43 KLD
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Total	291.96 KLD	288.16 KLD																		
Waste water generation	259.34 KLD	259.43 KLD																		
24	Water Storage Capacity for Fire Fighting/ UGT	UGT - details as follows Domestic UG tank Capacity: 325 Cu. M. Fire UG tank Capacity: 200 Cu. M.																		
25	Source of Water	Pune Municipal Corporation (PMC) STP treated water will be reused for flushing & landscapepurpose.																		
26	Rainwater Harvesting (RWH)	Level of Ground Water Table: Pre-Monsoon: 8 m to 9 m BGL Post Monsoon: 3 m to 4 m BGL Size & No. of RWH tanks and Quantity: NA Quantity and size of recharge pits: 3 Nos. of recharge pits proposed																		
27	Sewage and Wastewater	Sewage Generation: 259.34 KLD																		

Sr. No.	Particular	Details		
		Proposed STP Capacity: 260 KLD STP Technology: MBBR		
28	Solid waste management during construction phase	Type	Quantity	Treatment/Disposal
		Dry Waste	Negligible	Collect & disposed through authorized agency
		Wet Waste	Negligible	Provision of composting
		Construction Waste	Top Soil & Debris	Top soil will be reused for landscape purpose within project site. Excavated debris will be reused for backfilling, levelling purpose. Excess debris disposed through authorized agency
29	Solid waste management during operation phase	Type	Quantity	Treatment/ disposal
		Dry waste	1032 Kg/day	will be collected & disposed by authorized agency
		Wet waste	1050 Kg/day	Treated in OWC and used as manure in landscape
		Hazardous waste	--	NA
		Biomedical waste	--	NA
		E-waste	22 Kg/day	will be collect & disposed by authorized agency
		STP Sludge	26 Kg/day	Dewatering and used as manure in landscape
30	Green Belt Development	Total RG Area: 496.94 Sq.M. Existing Trees on plot: 1 No. Number of trees to be planted: 63 Nos. Number of trees to be cut: NA Number of trees to be transplanted: NA		
31	Power Requirement	Source of power supply: MSEDCL During Construction Phase (Demand Load): 75 kW During Operation Phase (Connected Load): 8394 kW During Operation Phase (Demand Load): 5155 kW Transformers: 5 Nos. x 1250 kVA capacity DG Set: 3 Nos. x 2000 kVA capacity Fuel Used: Diesel		
32	Details of Energy Saving	Total Energy Saving: 18.67 % 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	19.92
		2	Site Sanitation Facility	1.75
		3	Water Provision	10.13
		4	Solid waste management	0.80
		5	Awareness to workers	1.30
		6	Health Check up	1.20
		7	Disaster Management	5.47
		8	Environmental Monitoring	2.70
		TOTAL		43.27

Sr. No.	Particular	Details				
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	STP of 260 KLD Capacity	95.0	5.0
		3	Water treatment	--	--	--
		4	RWH	3 Nos of Recharge Pits	9.00	0.40
		5	Swimming Pool	--	--	--
		6	Solid waste management	OWC	21.75	6.74
		7	Hazardous waste	NA	--	--
		8	E-waste	Collection & Disposal with authorized agency	--	--
		9	Green Belt Development	63 No of Trees	8.33	0.66
		10	Energy Saving	18.67 % Energy saving	178.90	12.36
		11	Environment Monitoring	Air, Water, Noise, Soil, STP, DG set	--	2.56
		12	Disaster Management	---	953	21.89
			TOTAL		1265.98	49.61
35	Traffic Management	Type	Required as per UDCPR	Proposed	Area per Parking	
		4-Wheeler	538 No.	645 No.	12.5 Sq.M.	
		2-Wheeler	2134 No.	1564 No.	--	
(Composite parking provision as per UDCPR Rule No 8.1.1(V))						
36	Details of Court Cases/ litigations w.r.t. the project and project location if any					NA

Comparative statement details:

Sr. No.	Particular	Details as per Existing EC	Details for Proposed Expansion EC	Remarks
1	Total Plot Area	7109.79 Sq.M	7109.79 Sq.M	No Change
2	Total Net Plot Area	4969.44 Sq. M.	4969.44 Sq. M.	No Change
3	Total FSI Area	47,707.40 Sq.M	47,285.98 Sq.M.	Decreased by 421.42 Sq.M
4	Total Non FSI Area	31,766 Sq.M.	35,118.04 Sq.M.	Increased by 3352.04 Sq.M
5	Total Built up Area	79,473.40 Sq.M.	82,404.02 Sq.M.	Increased by 2930.62 Sq.M.

Sr. No.	Particular	Details as per Existing EC	Details for Proposed Expansion EC	Remarks
6	Building Configuration	Total 1 No of Bldg. Comm Bldg.: B3+B3 Mezz. + B2+ B2 Mezz. + B1+LGR+UGR+1st +UP1 to UP6+ 2nd to 19th Fl. (Height: 99 m)	Total 1 No of Bldg. Comm/IT/ITES Bldg.: B3+B3 Mezz+ B2+ B2 Mezz+ B1+LGR+ UGR+ 1st + UP1 to UP 6 +2nd to 19th Fl. (Height: 99.75 m)	Bldg. configuration same, Height increased by 0.75 m
7	Nos. of Units	Commercial Units: 95 Nos	Units: 49 Nos + 1 Den area	Decreased by 46 Nos.
8	Expected Users	Total: 4757 Nos	Total: 5428 Nos.	Users increased by 671 Nos.
9	Parking Details	Parking proposed for 687 Nos. of Cars & 1956 Nos of Scooters	Parking proposed for 645 Nos. of Cars & 1564 Nos of Scooters	Parking reduced
10	Water Requirement	Total: 217.07 KLD	Total: 291.96 KLD	Increased by 74.89 KLD
11	Total sewage generation	192.66 KLD	259.34 KLD	Increased by 66.68 KLD
12	STP Capacity	200 KLD	260 KLD	Increased by 60 KLD capacity
13	Solid waste generation	Dry waste: 714 Kg/day Wet waste: 476 Kg/day	Dry waste: 1032 Kg/day Wet waste: 1050 Kg/day	Dry Waste: Increased by 318 Kg/day Wet Waste: Increased by 574 Kg/day
14	Energy Requirement	Demand Load: 5155 kW Transformers: 5 x 1250 kVA capacity DG set: 3 x 2000 kVA capacity	Demand Load: 5155 kW Transformers: 5 x 1250 kVA capacity DG set: 3 x 2000 kVA	No change
15	Energy Saving	18.67 %	18.67 %	No Change
16	Open Space	501.16 Sq.M and proposed 63 Nos of trees	501.16 Sq. M. and proposed 63 Nos of trees	No change

3. PP has obtained earlier EC vide Letter No. EC24C3802MH5444790N dated 12.11.2024 for total BUA of 79,473.40 m². Proposal has been considered by SEIAA in its 353rd meeting held on 20th July, 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 prepare and implement plan to make proposed project a plastic free zone.
 3. 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.
 4. 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.
 5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025.
 6. 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 496.94 m² on mother earth without any construction. 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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
5. 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 same.
6. 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.
7. SEIAA decided to grant EC for FSI area of 47,285.98 m², Non FSI area of 35,118.04 m² and total BUA of 82,404.02 m². (Plan approval No. PMC outward no. 860 dated 30.04.2026).

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. 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, 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. 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.
2. 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.
 3. 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.
 4. 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.

5. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
6. 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.
7. 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.