



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

To,

The Director
 KNOWLEDGE CITY EDUCATION PVT. LTD
 501, 4th Floor, Kensington Court, Off North Main Road, Koregaon Park,
 Pune -411001

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/MIS/245322/2021 dated 17 Dec 2021. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC22B039MH164048 |
| 2. File No. | SIA/MH/MIS/245322/2021 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | Expansion in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 119 |
| 7. Name of Company/Organization | KNOWLEDGE CITY EDUCATION PVT. LTD |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 13/05/2022

(e-signed)
Manisha Patankar Mhaikar
 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/MIS/245322/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Knowledge City Education Pvt. Ltd. &
M/s. Oxford Golf & Resorts Pvt. Ltd.,
Bavdhan, Pune.

Subject : Amendment in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune

Reference : Application no. SIA/MH/MIS/245322/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 127th & 135th meeting under screening category 8 (b) as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 242nd (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/245322/2021	
2.	Name of Project	Amendment in Environment Clearance for M/s Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd. "OXFORD CITY" Residential, Educational Institute and Commercial Project at Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra.	
3.	Project category	8 (b) Township and Area Development Projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Haresh Shah M/s. Knowledge City Education Pvt. Ltd. & M/s. Oxford Golf & Resorts Pvt. Ltd.

		Regd. Office address	501, 4th floor, Kensington Court, Lane no. 5, off north main road, Koregaon park, Pune		
		Contact number	9890800065		
		e-mail	architect@oxfordgroup.in		
6.	Consultant	VK: e environmental LLP, Pune			
7.	Applied for	The applied project is Amendment to EC for proposed expansion of Oxford City.			
8.	Details of previous EC	EC granted vide no. SEIAA-EC-0000002177 dated 13 th March 2020			
9.	Location of the project	Gat No. 1166 to 1173, 1175 to 1179, 1181, 1183 to 1189, 1191 to 1198, 1200 to 1204, 1206 to 1232, 1241, 1243, 1245, 1246, 1247, 1253, 1259, 1261, 1263 to 1266, 1268 to 1284, 1286 to 1289, 1292, 1298 to 1303, 1317, 1656 to 1660 at village Lavale and Gat No. 23, 34/1, 34/2/1, 34/4b/1, 129/1, 131, 132, 135, 137/1, 137/2, 137/3, 159, 163, 168, 199, 200/3 at village Bavdhan, Pune, Maharashtra			
10.	Latitude and Longitude	18°31'26.56"N 73°44'47.79"E 18°31'32.35"N 73°43'35.07"E 18°31'19.65"N 73°44'43.78"E 18°30'6.65"N 73°43'13.43"E 18°31'33.11"N 73°43'56.98"E			
11.	Total Plot Area (m2)	38,57,154.00			
12.	Deductions (m2)	2,93,768.36 (excluded area 2,91,888.00 sqm and road area 1880.36 sqm)			
13.	Net Plot area (m2)	35,63,385.64			
14.	Proposed FSI area (m2)	39,41,845.64			
15.	Proposed non-FSI area (m2)	12,07,086.57			
16.	Proposed TBUA (m2)	51,48,932.21			
17.	TBUA (m2) approved by Planning Authority till date	54,24,423.00 as per EC granted 13 th March 2020.			
18.	Ground coverage (m2) & %	252425.47 sqm. 6.9 % of Net Plot Area			
19.	Total Project Cost (Rs.)	Rs. 1500 crores			
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration
		As CER is under adjudication, PP would like to await decision for adjudication before committing it to EC			

Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>						Reason for Modification / Change
No. of buildings: 400						
Previous EC / Existing Building			Proposed Configuration			Amendment to EC is sought only because of changes in OC R 1, 4, 7+8, 9, 11, 12, 14 & OCE 8 clusters with in the Townshi
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
OCR -1: G1BA (No of Bldg.6)	2PD+30	99.90	OCR -1: G1BA(No of Bldg.6)	5PD+30	99.90	
OCR -1: G7 G1BA (No of Bldg. 2)	2PD+30	99.90	OCR -1: G7 (No of Bldg. 2)	2PD+30	99.90	
OCR-1:G3DG1BA(No ofBldg.3)	2PD+30	99.90	OCR-1: G3D(No of Bldg.3)	2PD+30	99.90	
OCR-1:G4AG1BA(NoofBldg.6)	2PD+30	99.90	OCR-1: G4A (No of Bldg.6)	3PD+ 30	99.90	
OCR -2: N1Cb G1BA (No of Bldg.4)	3PD+30	99.90	OCR -2: N1Cb G1BA (No of Bldg.4)	3PD+30	99.90	
OCR -2: N1Da G1BA (No of Bldg.2)	3PD+30	99.90	OCR -2: N1Da G1BA (No of Bldg.2)	3PD+30	99.90	
OCR-2: G3D G1BA (No of Bldg. 3)	3PD+30	99.90	OCR-2: G3D G1BA (No of Bldg. 3)	3PD+30	99.90	
OCR-2: MLCP+C8 G1BA (No of Bldg. 1)	6	24.00	OCR-2: MLCP+C8 G1BA (No of Bldg. 1)	6	24.00	
OCR 2: C5 G1BA (No of Bldg. 1)	3	15.00	OCR 2: C5 G1BA (No of Bldg. 1)	3	15.00	
OCR 2: CG (No of Bldg. 1)	3	15.00	OCR 2: C6 (No of Bldg. 1)	3	15.00	
OCR 2: C7 (No of Bldg. 1)	3	15.00	OCR 2: C7 (No of Bldg. 1)	3	15.00	
OCR 3: T1, T3 (No of Bldg. 2)	5PD+30	99.90	OCR 3: T1, T3 (No of Bldg. 2)	5PD+30	99.90	
OCR 3: T2, T4, T5, T6(No of Bldg. 4)	5PD+30	99.90	OCR 3: T2, T4, T5, T6 (No of Bldg. 4)	5PD+30	99.90	

OCR 4: T (No of Bldg. 1)	2PD+ 30	99.90	OCR 4A: T1, T2, T3 (No of Bldg. 3)	2PD+ 30	99.90	p
-	-	-	OCR 4B: T1, T2, T3 (No of Bldg. 3)	2PD+ 30	99.90	
-	-	-	OCR 4C: T1 (No of Bldg. 1)	LG+G	7.30	
OCR 5: T (No of Bldg. 3)	2PD+ 30	90.00	OCR 5: T (No of Bldg. 3)	2PD+ 30	90.00	
OCR 6: BLOCK A (No of Bldg. 1)	G+3	12.27	OCR 6: BLOCK A (No of Bldg. 1)	G+3	12.27	
OCR6: BLOCK B (No of Bldg. 1)	G+4	25.00	OCR6: BLOCK B (No of Bldg. 1)	G+4	25.00	
OCR 6: BLOCK C Comm Building(1 number)	P+1	7.20	OCR 6: BLOCK C Comm Building (1 Bld.)	P+1	7.20	
OCR6: BLOCK E (No of Bldg. 1)	G+7	28.15	OCR6: BLOCK E (No of Bldg. 1)	G+7	28.15	
Iconic I	G +12	44.90	Iconic I	G +12	44.90	
Iconic II	G +12	44.90	Iconic II	G +12	44.90	
Parking Building	P+1	6.00	Parking Building	P+1	6.00	
OCR-7 +8 TYPE-1 (No of Bldg. 18)	G+2	14.50	OCR-7 +8 TYPE-1 (No of Bldg. 3)	G+2	14.50	
OCR-7 +8 TYPE-2 (No of Bldg. 3)	G + 2	14.50	OCR-7 +8 TYPE-2 (No of Bldg. 4)	G + 2	14.50	
OCR-7 +8 TYPE-3 (No of Bldg. 79)	G + 2	14.50	OCR-7 +8 TYPE-3 (No of Bldg. 79)	G + 2	14.50	
OCR-7 +8 TYPE-4 (No of Bldg. 13)	G + 2	14.50	OCR-7 +8 TYPE-3A (No of Bldg. 3)	G + 2	14.50	
OCR-7 +8 TYPE-5 (No of Bldg. 21)	G + 2	14.50	OCR-7 +8 TYPE-3B (No of Bldg. 1)	G + 2	14.50	
OCR-7 +8 TYPE6 (No of Bldg. 18)	G + 2	14.50	OCR-7 +8 TYPE 4 (No of Bldg. 12)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 5 (No of Bldg. 64)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 5A (No of Bldg. 01)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 6 (No of Bldg. 22)	G + 2	14.50	
-	-	-	OCR-7 +8 TYPE 6A (No of Bldg. 40)	G + 2	14.50	

-	-	-	OCR7+8 Type 7 Club house (No. of building 2)	G+2	14.95
OCR 9 T (No of Bldg. 1)	2PD+30	99.90	OCR 9 T1,T2,T3 (No of Bldg. 3)	G +21	65.20
-	-	-	Club House	G	3.85
-	-	-	MLCP – Parking Tower	G+7	24.30
-	-	-	Retails + Club house	G+2	7.70
OCR 10 T (No of Bldg. 1)	2PD+30	99.90	OCR 10 T (No of Bldg. 1)	2PD+30	99.90
OCR 11 –	-	-	OCR 11 – No. of bldg. 1	G + 1	9.00
OCR 12 T (No of Bldg. 6)	2PD+30	99.90	OCR 12 T1, T2, (No of Bldg. 2)	5P+30	100.00
-	-	-	OCR 12 T3 (No of Bldg. 1)	3P+30	100.00
-	-	-	OCR 12 T4, T5, T6 (No of Bldg. 3)	5P+30	100.00
OCR 13 T (No of Bldg. 4)	2PD+30	99.90	OCR 13 T (No of Bldg. 4)	2PD+30	99.90
OCR 14 E 1 (No of Bldg. 2)	P+17	60.00	OCR 14 Tower E1-E7 (No of Bldg. 7)	G+14	44.90
OCR 14 E 3 (No of Bldg. 2)	P+17	60.00	-	-	-
OCR 15 E 1 (No of Bldg. 1)	P+17	60.00	OCR 15 E 1 (No of Bldg. 1)	P+18	60.00
OCR 16 E 1 (No of Bldg. 1)	P+18	55.00	OCR 16 E 1 (No of Bldg. 1)	P+18	55.00
OCR 17 E 1 (No of Bldg. 1)	P+17	60.00	OCR 17 E 1 (No of Bldg. 1)	P+17	60.00
OCR 17 E 1A (No of Bldg. 1)	P+17	60.00	OCR 17 E 1A (No of Bldg. 1)	P+17	60.00
OCR 17 E 2 (No of Bldg. 2)	P+17	60.00	OCR 17 E 2 (No of Bldg. 2)	P+17	60.00
OCR 17: LOGHUTS (No of Bldg. 10)	G+1	6.00	OCR 17: LOGHUTS (No of Bldg. 10)	G+1	6.00

OCR 18 T (No of Bldg. 3)	2PD+30	99.90	OCR 18 T (No of Bldg. 3)	2PD+30	99.90
OCC- 4 Shed -1 (No of Bldg. 1)	G	7.8	OCC- 4 Shed -1 (No of Bldg. 1)	G	7.8
OCC- 3 Town Hall (No of Bldg. 1)	P+ POD + 7	24	OCC- 3 Town Hall (No of Bldg. 1)	P+ POD + 7	24
OCC- 2 C -2 (No of Bldg. 1)	P+ POD + 23	71.40	OCC- 2 C -2 (No of Bldg. 1)	P+ POD + 23	71.40
OCA-4 Health Club (No of Bldg. 1)	P+ 2	15	OCA-4 Health Club (No of Bldg. 1)	P+ 2	15
OCA-2 Library Building (No of Bldg. 1)	P+ 7	24.00	OCA-2 Library Building (No of Bldg. 1)	P+ 7	24.00
OCE -9 Health (No of Bldg. 1)	P+ 5	18.15	OCE -9 Health (No of Bldg. 1)	P+ 5	18.15
OCE-1 A01 (No of Bldg. 1)	G+1	9.45	OCE-1 A01 (No of Bldg. 1)	G+1	9.45
OCE-1 A02 (No of Bldg. 1)	LG+G+3	14.95	OCE-1 A02 (No of Bldg. 1)	LG+G+3	14.95
OCE-1 A03 (No of Bldg. 1)	G+3	12.00	OCE-1 A03 (No of Bldg. 1)	G+3	12.00
OCE-1 A04 (No of Bldg. 1)	G+2	11.25	OCE-1 A04 (No of Bldg. 1)	G+2	11.25
OCE-1 A05 (No of Bldg. 1)	G+3	12.00	OCE-1 A05 (No of Bldg. 1)	G+3	12.00
OCE-1 A06 (No of Bldg. 1)	G+1	9.45	OCE-1 A06 (No of Bldg. 1)	G+1	9.45
OCE-1 A07 (No of Bldg. 1)	G+3	14.85	OCE-1 A07 (No of Bldg. 1)	G+3	14.85
OCE-1 A08 (No of Bldg. 1)	G+1	9.45	OCE-1 A08 (No of Bldg. 1)	G+1	9.45
OCE-1 A09 (No of Bldg. 1)	G+3	14.85	OCE-1 A09 (No of Bldg. 1)	G+3	14.85
OCE-1 A10 (No of Bldg. 1)	G	5.20	OCE-1 A10 (No of Bldg. 1)	G	5.20
OCE-1 A11 (No of Bldg. 1)	G+1	13.11	OCE-1 A11 (No of Bldg. 1)	G+1	13.11
OCE-1 A12 (No of Bldg. 1)	G+1	11.10	OCE-1 A12 (No of Bldg. 1)	G+1	11.10
OCE-1 A13 (No of Bldg. 1)	G	4.02	OCE-1 A13 (No of Bldg. 1)	G	4.02

OCE-1 A15 (No of Bldg. 3)	G+1	6.90	OCE-1 A15 (No of Bldg. 3)	G+1	6.90
OCE-1 A16 (No of Bldg. 1)	G+1	7.00	OCE-1 A16 (No of Bldg. 1)	G+1	7.00
OCE-1 A17 (No of Bldg. 1)	G+1	7.00	OCE-1 A17 (No of Bldg. 1)	G+1	7.00
OCE-1 A18 (No of Bldg. 1)	G+1	7.00	OCE-1 A18 (No of Bldg. 1)	G+1	7.00
OCE-1 A19 (No of Bldg. 1)	G+1	7.00	OCE-1 A19 (No of Bldg. 1)	G+1	7.00
OCE-1 A20 (No of Bldg. 1)	G	4.50	OCE-1 A20 (No of Bldg. 1)	G	4.50
OCE-1 A21+22 (No of Bldg. 1)	G	6.45	OCE-1 A21+22 (No of Bldg. 1)	G	6.45
OCE-1 A23 (No of Bldg. 1)	G	3.45	OCE-1 A23 (No of Bldg. 1)	G	3.45
OCE-1 A26 +2 (No of Bldg. 3)	G+3	13.00	OCE-1 A26 +2 (No of Bldg. 3)	G+3	13.00
OCE-1 A27 +2 (No of Bldg. 3)	G+4	14.95	OCE-1 A27 +2 (No of Bldg. 3)	G+4	14.95
OCE-1 A28 (No of Bldg. 1)	G+3	14.95	OCE-1 A28 (No of Bldg. 1)	G+3	14.95
OCE-1 A40 (No of Bldg. 1)	G	4.35	OCE-1 A40 (No of Bldg. 1)	G	4.35
OCE-1 A41 (No of Bldg. 1)	G+2	14.81	OCE-1 A41 (No of Bldg. 1)	G+2	14.81
OCE-1 A42 (No of Bldg. 1)	G+3	15.00	OCE-1 A42 (No of Bldg. 1)	G+3	15.00
OCE-1 A46 (No of Bldg. 1)	G	3.45	OCE-1 A46 (No of Bldg. 1)	G	3.45
OCE-1 A47 (No of Bldg. 1)	G	3.45	OCE-1 A47 (No of Bldg. 1)	G	3.45
OCE-1 A48 (No of Bldg. 1)	G+4	15.00	OCE-1 A48 (No of Bldg. 1)	G+4	15.00
OCE-1 Auditorium (No of Bldg. 1)	G+1	14.40	OCE-1 Auditorium (No of Bldg. 1)	G+1	14.40
OCE2: Sport Complex (No of Bldg.1)	G+1	10.80	OCE2: Sport Complex (No of Bldg.1)	G+1	10.80
OCE2: Executive Education Centre (No	G+7	24.00	OCE2: Executive Education Centre	G+7	24.00

Bldg. 1)			(No of Bldg. 1)		
OCE2: Hostel 1 (No of Bldg. 1)	G+3	12.00	OCE2: Hostel 1 (No of Bldg. 1)	G+3	12.00
OCE2: Faculty Housing (No of Bldg 1)	G+7	24.00	OCE2: Faculty Housing (No of Bldg 1)	G+7	24.00
OCE 3	0	0	OCE 3	0	0
OCE 4	0	0	OCE 4	0	0
OCE -5 Building-1 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-1 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-2 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-2 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-3 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-3 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-4 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-4 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-5 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-5 (No of Bldg. 1)	G+3	14.90
OCE -5 Building-6 (No of Bldg. 1)	G+3	14.90	OCE -5 Building-6 (No of Bldg. 1)	G+3	14.90
OCE7 –Academic Block–A & B (No of Bldg 2)	G+3	15.00	OCE7 –Academic Block –A(No of Bldg 1)	G+3	18.00
OCE6- School 1 (No of Bldg. 1)	G+3	14.90	OCE6- School 1 (No of Bldg. 1)	G+3	14.90
OCE8 –Housing 2A (Building-A) (Bldg.1)	G+4	16.00	OCE8 Student Housing -A(No of Bldg. 1)	G+5	19.2
OCE8 –Housing 2A (Building-A) (Bldg.2)	G+4	16.00	OCE8 Student Housing -B(No of Bldg 1)	G+5	19.2
OCE8 –Housing 2A (Building-A) (Bldg.3)	G+4	16.00	OCE8 Student Housing -C(No of Bldg. 1)	G+8	28.8
OCE8 –Housing 2A (Building-A) (Bldg.4)-	G+4	16.00	OCE8 Student Housing -D(No of Bldg 1)	G+8	28.8
OCE8: Housing 3A (Building-B) (No of Bldg 1)	G+4	16.00	OCE8 Student Housing -E(No of Bldg. 1)	G+8	28.8

	OCE8: Housing D-1, D2 & D-3 (No of Bldg. 3)	-	-	OCE8 Student Housing -F(No of Bldg. 1)	G+18	60.8	
	-	-	-	OCE8 Student /Faculty Housing(No of Bldg. 1)	G+18	60.8	
	-	-	-	OCE8 Bungalow(No of Bldg. 3)	G+1	7.2	
	OCU-1 Bus Station (No of Bldg. 1)	G	5.00	OCU-1 Bus Station (No of Bldg. 1)	G	5.00	
	OCU-1 Police Station (No of Bldg. 1)	G	4.20	OCU-1 Police Station (No of Bldg. 1)	G	4.20	
	OCU-1 Fire Station (No of Bldg. 1)	G	5.00	OCU-1 Fire Station (No of Bldg. 1)	G	5.00	
22.	Total number of tenements			Total no. of tenements : 19982 Commercial units: 78 units 1 school and 1 university campus, 1 hospital, 1 police station, 1 fire station Users Residential: 1,08,222 nos. Commercial: 1,07,108 nos. Educational: 14,116 nos. Hospital: 2,000 nos. Utility : 742 nos. Amenity: 8,286 nos. Floating:24,047 nos. Total Population : 2,64,522 nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	9996	Fresh Water	9996		
		Recycled for Gardening	2721	Recycled for Gardening	00		
		Swimming Pool make up water qty.	09	Swimming Pool	09		
		Flushing	5763	Flushing	5763		
		HVAC	247	HVAC	247		
		Total	18736	Total	16015		
		Wastewater generation	13370	Wastewater generation	13370		

24.	Water Storage Capacity for Firefighting /UGT	Firefighting for UGT and OHT will be as per CFO NOC.		
25.	Source of water	Irrigation Department Pune		
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post Monsoon- 5 to 7 Mt. below ground level Pre Monsoon- 12 to 15 Mt. below ground level.	
		Size and no of RWH tank(s) and Quantity:	250	
		Quantity and size of recharge pits:	2 m X 1m X 2 m	
		Details of UGT tanks if any:	Phase wise UGWT will be provided	
27.	Sewage and Wastewater	Sewage generation in CMD:	13370	
		STP technology:	MBBR	
		Capacity of STP (CMD):	44 no. Total Capacity 13530 kld	
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	12	Segregation and hand over to authorized vendor
		Wet waste:	08	Segregation and hand over to authorized vendor
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	47833 Kg/Day	Segregation and hand over to authorized vendor
		Wet waste:	53066 kg/day	Organic waste converter
		Hazardous waste:	00	-----
		Biomedical waste	30	Segregation and hand over to authorized vendor
		E-Waste	534 Kg/day	Segregation and hand over to authorized vendor
		STP Sludge (dry)		Dry Sludge will be used as manure for Gardening
30	Green Belt Development	Total RG area (m2):	10,09,713.96Sq. mt. (Including Hill slope plantation)	
		Number of trees to be planted:	20,000 trees proposed for plantation out of that 7500	

			trees planted on site		
		Number of trees to be cut:		Compensatory plantation will be provided as per norms for trees to be cut	
		Number of trees to be transplanted:		Compensatory plantation will be provided as per norms for trees to be transplanted as per mentioned in norms.	
31.	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase (Demand Load):		197 KW	
		During Operation phase (Connected load):		358 MW	
		During Operation phase (Demand load):		191 MW	
		Transformer:		178 Nos	
		DG set:		106 Nos.	
		Fuel used:		HSD	
32.	Details of Energy saving	1	Solar Lighting Landscape/Driveway	(for 50 %	
		2	Still Floor / Staircase / Lift Lobby Lighting	30 %	
		3	VFD's on Lifts	20 %	
		4	Solar Panels for Hot Water	9 %	
33.	Environmental Management plan budget during Construction phase	N o.	Details	Cost in Rs.	
		1	Erosion control-dust suppression measures, barricading and top soil preservation	45,95,77,000/-	
		2	Labor Camp toilets & Sanitation	7,20,000/-	
		3	Labor safety	4,80,000/-	
		4	Health checkup & Disinfection	78,000/-	
		5	Environment Management cell	3,00,000/-	
		7	Environmental Monitoring	10,56,000/-	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Y)
		Sewage Treatment Plant	Sewage Treatment Plant	9,00,00,000/-	1,00,00,000/-

		Organic Waste Convertor	Organic Waste Convertor	12,76,00,000/-	4,59,70,242/-
		Landscape Development & Maintenance	Landscape Development & Maintenance	3,00,00,000/-	2,50,000/-
		Storm water and RWH System, including Stream Retention	Storm water and RWH System, including Stream Retention	220,00,000/-	12,00,000/-
		Energy Systems, DG and Renewable Energy installation	Energy Systems, DG and Renewable Energy installation	4,203,00,000/-	50,00,000/-
		Environmental Monitoring	Environmental Monitoring	-	4,71,000/-
			Total	68,99,00,000/-	6,28,91,242
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	18556	27678	817000
		2-Wheeler	55670	55670	
		Bicycles	55670	55670	

3. Proposal is an expansion of existing construction project. Project had received earlier EC vide letter No. SEIAA-EC-0000002177 dated 13.03.2020 for the FSI area of 4253512.80 m², Non-FSI area of 1170910.51 m² and Total BUA of 5424423.31 m². Proposal has been considered by SEIAA in its 242nd (Day-3) meeting 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 plant some fruit bearing plants like Sapota, Mango etc in OCR-14 sector.
2. PP to submit the renewed Fire NoC for OCR-14 sector.
2. It is noted that, in OCR-8 sector 30% area is a parking lot, PP to propose some heat mitigation measures like, green (grass) pavers, grass grid or tree canopy in OCR-8 sector.
3. Committee noted that, excess treated water is proposing to discharge in all artificial water bodies (21 ponds), PP to explore the possibility to discharge it in limited water body.
4. PP to abide by CFO NoC issued time to time. PP to submit the undertaking for the same.
5. PP to submit the architect certificate regarding construction done on site is as per accorded EC.

6. PP to submit an undertaking stating that any change in the project will be brought to the notice of SEAC & SEIAA and accordingly the modifications if any will be carried out in the project.
7. PP to submit the details about permissible FSI, proposed FSI & remaining FSI for future development in tabular format.
8. PP to ensure that, slope of hillock will be maintained as per directions issued by Hon. Supreme Court.
9. As agreed, PP to try to provide the electric buses for public transportation.
10. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.

B. SEIAA Conditions-

1. PP to conduct tree census and to submit details of compensatory tree plantation clearly demarcating both trees to be cut and trees to be transplanted as per amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975. PP to plant as many trees as the cumulative age of trees to be cut and transplanted.
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 -3941845.64 m², Non FSI- 1207086.57 m² and Total BUA -5148932.21 m² (Plan approval -PMRDA No. BMA/CR No.621/18-19/mouje Lavale/Gat No.1168pt & other dated 01.02.2019).

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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.
- XX. 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 <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the

stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.

- XIII. 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.
- XIV. 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.


Manisha Patankar-Mhaskar
(Member Secretary, SEIAA) 12/5/2022

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.

