

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

Environment department, Room No. 217, 2nd floor, Mantralaya, Annexe, Mumbai- 400 032. Date:July 20, 2021

To,

Mr.Sanjay Tyagi at Sr. No. 11/7, 11/8, 11/9 -Part &11/2

Subject: Environment Clearance for Sai Mystique by M/s Sai Shree Developers

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee-III, Maharashtra in its 84th meeting and recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 173rd meetings.

2. It is noted that the proposal is considered by SEAC-III under screening category 8(a) as per EIA Notification 2006.

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

1.Name of Project	Sai Mystique				
2.Type of institution	TOR				
3.Name of Project Proponent	Mr.Sanjay Tyagi				
4.Name of Consultant	Sneha Hi-Tech Products				
5.Type of project	Housing Project				
6.New project/expansion in existing project/modernization/diversification in existing project	Expansion				
7.If expansion/diversification, whether environmental clearance has been obtained for existing project	Environmental clearance has been obtained for the existing project vide letter no SEAC-2010/CR-871/TC-2 dated 30th June 2011.				
8.Location of the project	Sr. No. 11/7, 11/8, 11/9 -Part &11/2				
9.Taluka	Haveli				
10.Village	Ambegaon(Bk)				
Correspondence Name:	Mr.Sunil Baraskar				
Room Number:	"Survey Nos. 11/7, 11/8, 11/9 -Part &11/2,				
Floor:	Behind Ashok Leyland Co.				
Building Name:	Near Sinhgad Institute, Ambegaon(BK)				
Road/Street Name:	Haveli				
Locality:	Ambegaon				
City:	Pune				
11.Whether in Corporation / Municipal / other area	Pune Municipal Corporation				
	Not Applicable				
12.IOD/IOA/Concession/Plan Approval Number	IOD/IOA/Concession/Plan Approval Number: Collector Sanction:PRH / NASR / 949 / 2014 DT:- 09 / 10 / 2014 ; Town Planning :N. A. BP / MOUJE AMBEGOAN BK. / TAL. HAVELI, S.NO. 11/2,11/7 & 11/8(pt) & 11/9 / S.S.P / 3156 DATE :- 02 / 06 / 2014.				
	Approved Built-up Area: 22944.48				

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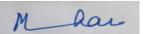
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13.Note on the initiated work (If applicable)	We have carried out the construction on site as per the EC received vide letter no SEAC-2010/CR.871/TC-2 dated 30th June 2011.					
14.LOI / NOC / IOD from MHADA/ Other approvals (If applicable)	Not Applicable					
15.Total Plot Area (sq. m.)	25000					
16.Deductions	3750					
17.Net Plot area	21250					
	FSI area (sq. m.): 22944.48					
18 (a).Proposed Built-up Area (FSI & Non-FSI)	Non FSI area (sq. m.): 25086.02					
	Total BUA area (sq. m.): 48030.5					
	Approved FSI area (sq. m.): 22944.48					
18 (b).Approved Built up area as per DCR	Approved Non FSI area (sq. m.): 25086.02					
DOR	Date of Approval: 06-02-2014					
19.Total ground coverage (m2) 2858.61						
20.Ground-coverage Percentage (%) (Note: Percentage of plot not open to sky)	13.45% aaa					
21.Estimated cost of the project	982000000					



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			22.F	roduct	tion Details			
Serial Number	Pro	Product		(MT/M)	Proposed (MT/M)	Total (MT/M)		
1	Not ap	plicable	Not ap	plicable	Not applicable	Not applicable		
		2	23.Tota	l Wate	r Requirement	t		
		Source of	water	Pune Muni	cipal Corporation			
		Fresh wate	er (CMD):	185				
		Recycled w Flushing (92				
		Recycled w Gardening		14	HML.			
		Swimming make up (2	fefre OZ			
Dry season	.:		Total Water Requirement (CMD) :					
		Fire fighting - Underground water tank(CMD):		350				
			ng - water):	180				
		Excess trea	ated water					
		Source of	water	Pune Muni	cipal Corporation	\mathbb{R}^{2}		
		Fresh wate		185				
		Recycled w Flushing (92	44	¥		
		Recycled w Gardening		00				
		Swimming make up (2-44-44				
Wet seasor	1:	Total Water Requirement (CMD) :		279 pp pp p f				
	Fire fightin Undergrou tank(CMD)	ind water						
		Fire fightin Overhead tank(CMD)	water	180 rashtra				
		Excess trea	ated water	148				
Details of 9 pool (If any								

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	24.Details of Total water consumed									
Particula rs	Consumption (CMD)		Loss (CMD)			Effluent (CMD)				
Water Require ment	Existing	Proposed	Total	Existing	Proposed	Total	Existing	Proposed	Total	
Domestic	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
		Level of th water table		Pre-Monsoo	on:15-20 m B	GL;Post Mo	nsoon:6-8 m	BGL		
		Size and no tank(s) and Quantity:		No of RWH	Tanks:2;Qua	antity:100 m	3 each			
		Location o tank(s):	f the RWH	As per the	services layo	ut	7			
25.Rain V	Wator	Quantity o pits:	f recharge	8		A State	A.			
Harvestin (RWH)		Size of rec :	harge pits	m x 4 m x 1		arge pit of s		recharge pit 4 m x 1.35 m;		
			allocation st) :	Rs.13 Lakhs						
			allocation st) :	Rs.1.3 Lakh						
		Details of I if any :	UGT tanks	Total water capacity:628 m3/day Firewater Tank: 350 m3/day Domestic water Tank:278.5 m3/day Flushing water Tank:139.25 m3/day						
		4	AL-	िष्यस्ट	मुद्र	AW -	7			
26.01		Natural wa drainage p		North to South						
26.Storm drainage		Quantity o water:	f storm	1040 m³/hr						
		Size of SW	D:	600 mm						
	_		VH							
		Sewage ge in KLD:	neration	241						
		STP techno	ology:	DTAS and MBBR						
27.Sewage and	hue and	Capacity of (CMD):	f STP	No.of STP:2;Capacity of STP :STP-1: 208 KLD; STP-2: 50 KLD						
Waste w	0	Location & the STP:	area of	Location of STP 1: Westside ; Location of STP 2 :South side ;STP 1- 130 sqm; STP 2- 33.26 sqm; TOTAL -163.26 sqm						
		Budgetary (Capital co		Rs.80.25 La	akhs					
		Budgetary (O & M cos		Rs.16.23 La	Rs.16.23 Lakhs/annum					

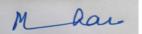
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	28.Solid waste Management					
Waste generation in	Waste generation:	13 kg/day				
the Pre Construction and Construction phase:	Disposal of the construction waste debris:	This material shall be used for back filling and leveling of the plot and remaining will be disposed to authorized sites				
	Dry waste:	413 Kg/day				
	Wet waste:	619 Kg/day				
Waste generation	Hazardous waste:	Negligible				
in the operation Phase:	Biomedical waste (If applicable):	Not Any				
	STP Sludge (Dry sludge):	45 Kg/day				
	Others if any:	Not Any				
	Dry waste:	Dry waste will be handed over to SWACH.				
	Wet waste:	Wet waste will be treated in OWC.				
	Hazardous waste:	Will be handed over to authorized vendors.				
Mode of Disposal of waste:	Biomedical waste (If applicable):	Not Any				
	STP Sludge (Dry sludge):	Will be used as manure for landscaping				
	Others if any:	Not Any				
	Location(s):	North Side				
Area requirement:	Area for the storage of waste & other material:	15 sqm				
	Area for machinery:	60 sqm				
Budgetary allocation	Capital cost:	Rs.25.75 Lakhs				
(Capital cost and O&M cost):	0 & M cost: 2())	Rs.7.60 Lakhs/annum				
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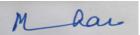
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	29.Effluent Charecterestics					
Serial Number	Parameters	Unit	Inlet Effluent Charecterestics	Outlet Effluent Charecterestics	Effluent discharge standards (MPCB)	
1	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	
Amount of effluent generation (CMD):		Not applicable				
Capacity of the ETP:		Not applicable				
Amount of treated effluent recycled :		Not applicable				
Amount of v	water send to the CETP:	Not applicable				
Membership of CETP (if require):		Not applicable				
Note on ET	P technology to be used	Not applicable				
Disposal of	the ETP sludge	Not applicable				



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Serial NumberDescriptionCatUOMExistingProposedTotalMethod of D1Not applicableSerial NumberSection & unitsFuel Used with QuantityStack No.Height from ground (m)Internal diameter (m)Temp. of Ex	cable xhaust				
I Not applicable	xhaust				
Serial NumberSection & unitsFuel Used with QuantityStack No.Height from 					
Serial NumberSection & unitsFuel Used with QuantityStack No.from groundInternal diameter (m)Temp. of Ex					
level (m)	S				
1 200 kVA HSD-34.6 Litres/day 1 3 0.12 543 degree	Celcius				
32.Details of Fuel to be used					
Serial Number Type of Fuel Existing Proposed Total					
1 HSD Not applicable HSD HSD					
33.Source of Fuel Authorised Vendor					
34.Mode of Transportation of fuel to site By road					
35.Energy					
Source of power supply : MSEDCL					
During Construction Phase: (Demand Load) 33 KW					
DG set as Power back-up during construction phase					
During Operation phase (Connected 1863.47 KW load):					
Power requirement: During Operation phase (Demand load): 1012.89 KVA	· ·				
Transformer: 2 x 630KVA	2 x 630KVA				
DG set as Power back-up during operation phase:1 x 200 KVA	1 x 200 KVA				
Fuel used: HSD					
Details of high tension line passing through the plot if any:Out Applicable	Not Applicable				
Energy saving by non-conventional method:					

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1.Timers and contractors will be used to switch on / off common are & external landscape and facade lighting.

2.LED fittings will be used for corridors, Lobbies and common areas.3.Energy efficient LED lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. Of fixtures and corresponding lower point

4.All cables will be derated to avoid heating during use. This also indirectly reduces losses and improves reliability. To achieve the same we have considered current carrying capacity of all the cables laid through ground/air whichever is minimum.

5.125 Ltrs Solar water is provided for each flat.

6.Solar PV panel system is proposed for Street lighting & Building common load.

	36.Detail calculations & % of saving:						
Serial Number	Energy Co	nservation Measures		Saving %			
1	Timers and contactors will be used to switch on / off common are & external landscape and facade lighting.LED fittings will be used for corridors, Lobbies and common areas. Energy efficient LED lamps which give approx. 30% more light output for the same watts consumed and therefore require less nos. Of fixtures and corresponding lower point .All cables will be derated to avoid heating during use. This also indirectly reduces losses and improves reliability. To achieve the same we have considered						
2	125 Ltrs Solar wa	ater is provided for each flat	31 1 3	82 %			
3		m is proposed for Street ligh ling common load.	nting	23%			
	1 T	7.Details of polluti	on control Syste	ms			
Source	Existing po	llution control system	Pro	posed to be installed			
STP	-	208 m3/day		50 m3/day			
OWC	3	A-M	RA	1 OWC proposed			
DG Sets			A A A A	1 x 200 KVA			
(Capital O&M	Budgetary allocation (Capital cost and O&M cost): Capital cost: Rs.72.31 Lakhs 0 & M cost: Rs.6.63 Lakhs/annum						
38	38.Environmental Management plan Budgetary Allocation a) Construction phase (with Break-up):						
0.11	a		se (with Diedk-u	(p):			
Serial Number	Attributes	Parameter	Total Cost p	er annum (Rs. In Lacs)			
1	Air Environment	Water For Dust Suppression		0.72			
2	Air Environment	Environment Air & Noise monitoring		0.96			
3	Air Environment	Air & Noise monitoring	0.96				
4	Water Environment	Water monitoring		0.36			
5	Land Environment Site Sanitation		0.5				
6	Land Environment Site Sanitation		0.5				
7	Socio- Economic EnvironmentDisinfection- Pest Control		1.8				
		b) Operation Phase	e (with Break-up):			
Serial Number	Component	Description	Capital cost Rs. In Lacs	Operational and Maintenance cost (Rs. in Lacs/yr)			
		•					

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1		Ambient Air quality, Noise Level, ExhaustEnvironmental Monitoringfrom DG Set, Drinking Water, Sewage from STP, As per EP act, Manure		Environmental Monitoring Noise Level, Exhaust from DG Set, Drinking Water, Sewage from STP, As per EP act,			15.0		
2	I	Water	RWH		13.00		1.3		
3	I	Water	STP		80.25		16.23	3	
4	E	nergy	Solar PV Cells		6.00		0.30)	
5	E	nergy	Solar Hot wate	r	66.31		66.31 6.33		}
6	Land E	Land Environment Ga			12.59		2.6		
7	Soli	id waste	OWC	M.M	25.75		7.60		
8	,	Total))))((203.9		49.36		
39.5	39.Storage of chemicals (inflamable/explosive/hazardous/toxic substances)							s/toxic	
Descr	iption	Status	Location	Storage Capacity in MT	Maximum Quantity of Storage at any point of time in MT	Consumption / Month in MT	Source of Supply	Means of transportation	
Not app	plicable	Not applicable	Not applicable	Not	Not	Not applicable	Not applicable	Not applicable	

applicable applicable

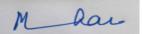
40.Any Other Information

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applicable

No Information Available



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applicable

	RRZ clearance	Not Applicable
Prote Critic areas areas	ance from ected Areas / cally Polluted s / Eco-sensitive s/ inter-State adaries	None in 10 Km.
sche	gory as per dule of EIA fication sheet	8(a)
Cour if an	t cases pending y	Not Any
	r Relevant mations	TOHOFWAL
subn Appl:	you previously nitted ication online IOEF Website.	Yes
	of online nission	13-09-2017

3. The proposal has been considered by SEIAA in its 173rd meeting & decided to accord environmental clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implementation of the following terms and conditions:

. 1

Specific Conditions:

I	The committee noted that Cost of remediation plan and natural & community resource augmentation plan as per revised approach paper is estimated as Rs. 1,98,00,000/ The Committee also noted that the amount of CER as per MoEF & CC circular dated 1/05/2018 is Rs. 16,00,000/- which is less than the remediation / augmentation plan. Therefore committee decided to obtain Bank Guarantee of Rs 1.98 Crore for the project completion period.
п	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.
ш	PP to submit a bank guarantee of Rs. 1.98 Cr to Maharashtra Pollution Control Board towards effective implementation of the remediation plan and Natural and Community Resource Plan.
General Conditions:	J LATLY AF

General Conditions:

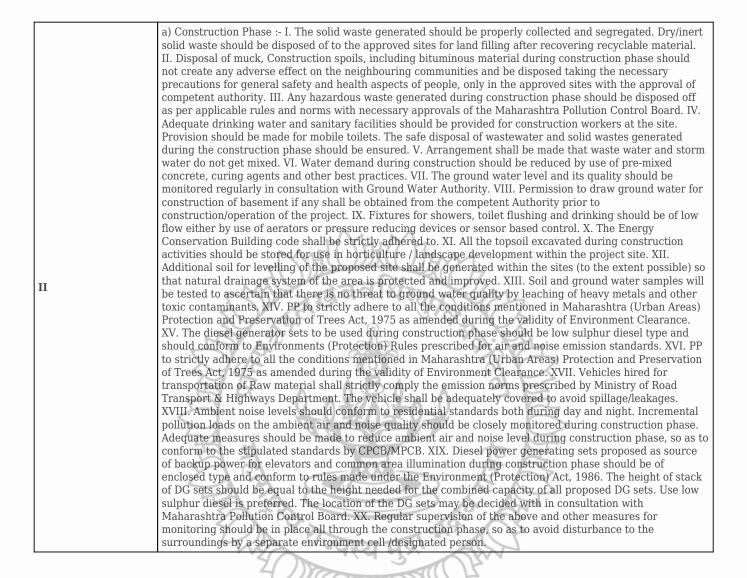
I	This EC is issued subject to the condition that the implementation of EMP, remediation plan and Natural and Community Resource Plan will be completed during the period for which the Bank Guarantee is given, otherwise the BG should be suitably extended up to implementation of EMP.
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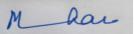
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III	Operation phase: I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dryfnert solid waste shall 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 possibile. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this. IV. Project proponent shall ensure completion of STP. MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess 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 insued by the Local Planning Authority 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 tuilized. VII. PP to provide adequate electric charging points for electric vehicles (EVs). VIII. Green Bell Development shall be cartied out considering CPCB guidelines i
IV	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 Forest

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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. 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.

6. The Environment department reserves the right to add any stringent condition or to revoke the clearance if conditions stipulated are not implemented to the satisfaction of the department or for that matter, for any other administrative reason.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, and amendments by MoEF&CC Notification dated 29th April, 2015.

8. In case of any deviation or alteration in the project proposed from those submitted to this department for clearance, a fresh reference should be made to the department to assess the adequacy of the condition(s) imposed and to incorporate additional environmental protection measures required, if any.

9. 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.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune),New Administrative Building, 1stFloor, 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 Mhaiskar (Member Secretary SEIAA)

Copy to:

- 1. SECRETARY MOEF & CC
- **2.** IA- DIVISION MOEF & CC
- 3. MEMBER SECRETARY MAHARASHTRA POLLUTION CONTROL BOARD MUMBAI
- 4. REGIONAL OFFICE MOEF & CC NAGPUR
- 5. MUNICIPAL COMMISSIONER PUNE
- 6. MUNICIPAL COMMISSIONER SATARA
- **7.** REGIONAL OFFICE MPCB PUNE
- 8. REGIONAL OFFICE MIDC PUNE

9. MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD

harashtra

- **10.** COLLECTOR OFFICE PUNE
- **11.** COLLECTOR OFFICE SATARA
- 12. COLLECTOR OFFICE SOLAPUR

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