

ENVIRONMENTAL
CLEARANCE



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

To,

The Director
ELLORA ASIAN REALITY PRIVATE LIMITED
Privia Prestige, Plot No 26A + 46A, Sectors No CDC, Spine Road, Chikhali,
Pune -411019

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/INFRA2/453507/2023 dated 01 Dec 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038MH165384 |
| 2. File No. | SIA/MH/INFRA2/453507/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential & Commercial
Development "Privia Naimish" on Sector
CDC, Plot. No. 30 + 31 + 32, Purnanagar
Chikhali, Taluka - Haveli Dist. Pune by
M/s. Ellora Asian Realty Pvt. Ltd. |
| 7. Name of Company/Organization | ELLORA ASIAN REALITY PRIVATE
LIMITED |
| 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: 12/11/2024

(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/INFRA2/453507/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ellora Asian Realty Pvt Ltd.,
Sector CDC, Plot. No. 30 + 31 + 32,
Purnanagar Chikhali, , Haveli , Pune.

Subject : Environmental Clearance for Proposed Residential & Commercial
Development "Privia Naimish" on Sector CDC, Plot. No. 30 + 31 + 32,
Purnanagar Chikhali, , Haveli , Pune by M/s. Ellora Asian Realty Pvt Ltd

Reference : Application no. SIA/MH/INFRA2/453507/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 190th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 279th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 08th August, 2024.

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

1.	Proposal Number	SIA/MH/INFRA2/453507/2023	
2.	Name of Project	Proposed Residential & Commercial Development "Privia Naimish" on Sector CDC, Plot. No. 30 + 31 + 32, Purnanagar Chikhali, , Haveli , Pune by M/s. Ellora Asian Realty Pvt Ltd	
3.	Project category	8a (B2)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Dhaval Bhimji Bhanushali
		Regd. Office address	Privia Prestige, Plot No. 26A + 46A, Sector No. CDC, Spine Road, Chikhali, Pune-19
		Contact number	9930969992
		e-mail	dhaval.bhanushali@priviagroup.com
6.	Consultant	Sustainera Solutions Pvt. Ltd.	
7.	Applied for	Fresh EC	
8.	Details of previous EC	NA	
9.	Location of the project	Sector CDC, Plot. No. 30 + 31 + 32, Purnanagar Chikhali, Taluka - Haveli Dist. Pune	
10.	Latitude and Longitude	Latitude - 18°39'46.67"N, Longitude - 73°48'41.66"E	
11.	Total Plot Area (m ²)	3,980.375	
12.	Deductions (m ²)	00.00	
13.	Net Plot area (m ²)	3,980.375	

14.	Proposed FSI area (m ²)	19,483.98				
15.	Proposed non-FSI area (m ²)	8,467.93				
16.	Proposed TBUA (m ²)	27,951.91				
17.	TBUA (m ²) approved by	BP/Chikhali/PCNDTA/332/2021 dated 30.12.2021 for plot area - 2705.37 m ² & FSI area - 4082.80 m ²				
18.	Planning Authority till date	Pimpri Chinchwad Municipal Corporation				
19.	Ground coverage (m ²) & %	1767.32 & 44.40%				
20.	Total Project Cost (Rs.)	68.61 Cr.				
21.	CER as per MoEF& CC circular dated 01/05/2018	We will follow the conditions mentioned in OM vide no. F. No. 22 - 65/ 2017 - IA. III dated 20.10.2020				
22.	Details of Building Configuration:					Reason for Modification /Change
	Previous EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	-	-	-	Building A	BP + LG + UG + 1F + SF + 12F	49.50
-	-	-	Building B	2BP + LG + UG + 1F + SF + 12F	49.50	
23.	Total number of tenements	Residential Flats - 142 Nos. (Residential Population - 710) Commercial Shops - 04 Nos. (Commercial Population - 1073)				
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	91	Fresh Water	91	
		Flushing (Recycled)	53	Flushing (Recycled)	53	
		Recycled (Gardening)	03	Recycled (Gardening)	00	
		Swimming Pool	00	Swimming Pool	00	
		Total	147	Total	144	
		Excess treated water	74	Excess treated water	77	
25.	Water Storage Capacity for Firefighting/UGT	UGT Fire Tank - 150 CMD				
26.	Source of water	Pimpri Chinchwad Municipal Corporation (PCMC)				
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season - 12 to 14 m Rainy Season - 8 to 10 m Late Winter Season - 12 to 14 m			
		Size and no of RWH tank	NA			
		Quantity and size of recharge pits:	No. of recharge pits: Total 05 Nos. (3 for Rooftop & 2 for Surface runoff) Size: 2 m X 2 m X 3 m Or equivalent volume with 6" dia. 50 to 70 M. deep bore well			
		Details of UGT tanks if any:	NA			

28.	Sewage and Wastewater	Sewage generation in CMD:	130 KLD	
		STP technology:	MBBR	
		Capacity of STP (CMD):	STP 1 - 90 KLD & STP 2 - 45 KLD Total Capacity - 135 KLD	
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/day)	Treatment/disposal
		Dry waste:	08	Collected by Ghanta gadi
		Wet waste:	05	Collected by Ghanta gadi
		Construction waste	Excavated material from construction activity	Used within plot for leveling and road development, balance will be sent to authorised vendor as per C& D Waste Management Rules, 2016.
30.	Solid Waste Management during Operation Phase	Type	Quantity (kg/day)	Treatment/disposal
		Dry waste:	303	Will be handed over to authorized agency
		Wet waste:	320	Treated in composter machine within site
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	06	Will be handed over to authorized agency
		STP Sludge (dry)	30	Used as Manure and rest will be handed over to nursery
31.	Green Belt Development	Total RG area (m ²):	NA	
		Existing trees on plot:	00	
		Number of trees to be planted:	50	
		Number of trees to be cut:	00	
		Number of trees to be transplanted:	00	
32.	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	30 KW (1 X 40 KVA)	
		During Operation phase (Connected load):	1640 KW	
		During Operation phase (Demand load):	904 KW	
		Transformer:	1 X 630 KVA + 1 X 315 KVA	
		DG set:	1 X 250 KVA	
		Fuel used:	HSD	
33.	Details of Energy saving	Energy Conservation Measures in %: 20.44 % • Solar water heating, Solar PV system		
34.	Environmental Management plan budget during Construction	Type	Details	Cost (Rs. in Lakh)
		Capital	Air, water, land, biological Environment and socio - Economic Environment	19.03

	phase	O & M	Air, water and Noise Monitoring		1.61
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. in Lakh)	O&M (Rs. in Lakh /Y)
		Sewage treatment	STP	56.00	14.53
		RWH	Recharge pit	16.00	1.80
		Solid Waste	OWC	15.00	5.40
		Swimming Pool	-	-	-
		E - waste	Handed over to Authorized agency	-	-
		Green Belt Development	Plantation	7.02	4.45
		Energy saving	Solar water heating + Solar PV	50.40	1.64
		Environmental Monitoring	EMP costing	MoEF&CC approved lab.	6.971
		Disaster Management	DMP Budgetary Allocation	145.00	4.24
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4 - Wheeler	167	167	2
		2 - Wheeler	340	340	12.5
37.	Details of Court cases / litigations w.r.t. the project and project location if any.			NA	

3. Proposal is a new construction project. Proposal is considered by SEIAA in its 279th (Day-3) meeting held on 08th August, 2024 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 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.
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 to obtain following NOCs and remarks where ever applicable: (a) Water supply; (b) Sewer connection; (c) SWD NOC; (d) CFO NOC; (e) SWM/C&D NOC; (f) Aviation NOC; (g) HRC NOC (h) Tree NOC, etc. The concern planning authority

shall not issue occupation certificate unless PP obtained all necessary NOC's from the competent authority.

5. PP and the planning authority shall ensure that, the construction and demolition waste (C & D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
6. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
7. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.
8. PP to replace the *Indian bor* tree species with another local variety of tree.

B. SEIAA Conditions-

1. PP submitted undertaking that, as their plot area is less than 0.4 Ha, mandatory RG is not applicable to their project as per the provisions of UDCPR. Local planning authority to ensure the validity 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-19,483.98 m², Non FSI-8,467.93 m², total BUA- 27,951.91m². (Plan approval No-BP/EC/Chikhali/01/2024, dated-03.01.2024)

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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

