सत्यमेव जयते

File No: SIA/MH/INFRA2/474794/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA), MAHARASHTRA)

****

Date **09/12/2024**

To,

Mr Apoorv Pandey
LUXORA INFRASTRUCTURE PRIVATE LIMITED
Unit no. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund, Mumbai. 400080., Mulund, MUMBAI, MAHARASHTRA, 400080
luxorainfrastructurepvtltd@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/474794/2024 dated 23/05/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	SIA/MH/INFRA2/474794/2024
(ii) File No.	SIA/MH/INFRA2/474794/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Application for Amendment / Expansion in EC for the Integrated Township Project at Mouza – Pipla, Tal – Nagpur (Gramin), Dist – Nagpur, Maharashtra by M/s. LUXORA INFRASTRUCTURE PVT. LTD.
(viii) Name of Company/Organization	LUXORA INFRASTRUCTURE PRIVATE LIMITED
(ix) Location of Project (District, State)	NAGPUR, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	Yes

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link click here.
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-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 , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact AssessmentAuthority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Mr Apoorv Pandey under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance 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. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
12. (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.

    (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

    (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.

    (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

    (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

    (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

    (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific

S. No	EC Conditions
1.1	7. 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. 9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.

Annexure 2

Details of the Project

<table>
<tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>a.</td><td>Details of the Project</td><td>Application for Amendment / Expansion in EC for the Integrated Township Project at Mouza – Pipla, Tal – Nagpur (Gramin), Dist – Nagpur, Maharashtra by M/s. LUXORA INFRASTRUCTURE PVT. LTD.</td></tr>
<tr><td>b.</td><td>Latitude and Longitude of the project site</td><td>21.06407736518459,79.1029583864232 21.07896962963333,79.11870614061351</td></tr>
<tr><td>c.</td><td>Land Requirement (in Ha) of the project or activity</td><td><table><tr><th>Nature of Land involved</th><th>Area in Ha</th></tr><tr><td>Non-Forest Land (A)</td><td>116</td></tr><tr><td>Forest Land (B)</td><td>0</td></tr><tr><td>Total Land (A+B)</td><td>116.0</td></tr></table></td></tr>
<tr><td>d.</td><td>Date of Public Consultation</td><td>Public consultation for the project was held on</td></tr>
<tr><td>e.</td><td>Rehabilitation and Resettlement (R&R) involvement</td><td>NO</td></tr>
<tr><td>f.</td><td>Project Cost (in lacs)</td><td>200000</td></tr>
<tr><td>g.</td><td>EMP Cost (in lacs)</td><td>9441</td></tr>
<tr><td>h.</td><td>Employment Details</td><td></td></tr>
</table>

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Built-up area	Product	580000	sqm	Road	Built-up area

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/474794/2024
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. LUXORA INFRASTRUCTURE PVT. LTD.,
Mouza – Pipla, Tal – Nagpur (Gramin), Dist – Nagpur.

Subject : Amendment / Expansion in Environment Clearance for the Integrated Township Project at at Sr. No. 48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1 & 86-B/1/2, 86-B/2, 87, 88-1, 2, 3, 4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1(110/4 new), 110/2(110/5 new). Mouza – Pipla, Tal – Nagpur (Gramin), Dist – Nagpur, Maharashtra, Maharashtra by M/s. LUXORA INFRASTRUCTURE PVT. LTD.

Reference : Application no. SIA/MH/INFRA2/474794/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 194th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 283rd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 30th September, 2024.

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

1.	Proposal Number	SIA/MH/INFRA2/474794/2024	
2.	Name of Project	Amendment / Expansion in EC for the Integrated Township Project at Sr. No. 48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1 & 86-B/1/2, 86-B/2, 87, 88-1, 2, 3, 4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1(110/4 new), 110/2(110/5 new). Mouza – Pipla, Tal – Nagpur (Gramin), Dist – Nagpur, Maharashtra by M/s. LUXORA INFRASTRUCTURE PVT. LTD.	
3.	Project category	8(b); B1 Category	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Apporv Pandey

		Regd. Office address	Unit No. 150, Avior Corporate Park, Nirmal Galaxy, LBS Road, Mulund, Mumbai.
6.	Consultant	Mahabal Enviro Engineers Pvt. Ltd., Accredited by NABET vide No. QCI/NABET/EIA/ACO/17/ 00427	
7.	Applied for	New Project	
8.	Details of previous EC	Earlier EC No. EC (Luxora)-2009/89/cr-122/TC1 dt. 14.05.2009 and same is revalidated vide EC No. SEIAA-2019/CR-159/SEIAA dt. 10.10.2019	
9.	Location of the project	Project at Sr. No. 48/2, 50, 51, 56/2, 63/1, 63/2, 64/1, 64/2, 65/1, 65/2, 65/4, 65/5, 66/1, 66/2, 68, 69, 70, 71, 73/1, 73/2, 74, 75/1, 75/3, 75/4, 76, 77, 78, 79, 80/1, 80/2, 80/3, 81/1, 81/2, 81-2/1, 81-2/2, 81-2/3, 81-2/4, 81-2/5, 81-2/6, 82, 83, 84/1, 84/2, 85/1, 85/2, 85/3, 86-A, 86-B/1/1 & 86-B/1/2, 86-B/2, 87, 88-1, 2, 3, 4, 90/1, 90/2, 91, 92, 93, 94, 95/A, 95/B, 96/1, 96/2, 96/3, 96/4, 97/1, 97/2, 97/3, 98, 99/1, 99/2, 100/2, 101/1, 101/2, 102, 103, 104/1, 104/2, 104/3, 105/1, 105/2, 106/1, 106/2, 107, 108/1, 108/2, 108/3, 109/3, 110/1 (110/4 new), 110/2 (110/5 new). Mouza – Pipla, Tal – Nagpur (Gramin), Dist – Nagpur, Maharashtra.	
10.	Latitude and Longitude	Latitude: 21°04'14.88"N; Longitude: 79°06'44.39"E	
11.	Total Plot Area (m^2)	11,60,000	
12.	Deductions (m^2)	-	
13.	Net Plot area (m^2)	11,60,000	
14.	Proposed FSI area (m^2)	4,65,027.43	
15.	Proposed Non-FSI area (m^2)	1,14,972.56	
16.	Proposed TBUA (m^2)	5,80,000.00	
17.	TBUA (m^2) approved by Planning Authority till date	Plan is approved (5,80,000 m^2) by Joint Director of Town Planning Nagpur Division, Nagpur vide No. 820 dt. 14.06.2017	
18.	Ground coverage (m^2) & %	4,72,70974 m^2 (41 % of plot area)	
19.	Total Project Cost (Rs.)	Rs. 2000 Cr.	
20.	CER as per MoEF & CC circular dated 01.05.2018	Not Applicable	

21. Details of Building Configuration:

Previous EC / Existing Building		Proposed Configuration				Reason for Modification / Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
22. -	-	-	-	--		

23.	Total number of tenements	Residential Units: 1269 Nos. Commercial facilities, Educational Facilities, Health Facilities, Amenity areas
24.	Total number of Population	Total – 28,924 Nos.

25. Water Budget

Dry Season (CMD)		Wet Season (CMD)	
Fresh Water	1276	Fresh Water	1276
Recycled for Flushing	765	Recycled for Flushing	765
Recycled for landscape	902	Recycled for landscape	0
Recycled for HVAC	0	Recycled for HVAC	0
Waste Water generation	1913	Wastewater generation	1913
Total treated water for reuse	1894	Total treated water for reuse	1894
Total water requirement	2046	Total water requirement	2046
Excess water	227	Excess water	1129

26.	Water Storage Capacity for Firefighting /	-

	UGT		
27.	Source of water	Maharashtra Jeevan Pradhikaran, Nagpur	
28.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post Monsoon: 5 m B.G.L. Pre Monsoon: 7 m B.G.L.
		Size and no of RWH tank(s) and Quantity:	84 Nos. of RWH Tanks with total capacity of 4110 KL.
		Quantity and size of recharge pits:	Inline recharge pit of size (1.00 m x 1.00 m) below SWD.
		Details of UGT tanks if any:	-
29.	Sewage and Wastewater	Sewage generation	1913 KLD
		STP technology:	MBBR Technology
		Capacity of STP KLD:	2000 KLD
		ETP Capacity	20 KLD

		Type	Quantity (kg/d)	Treatment / disposal
30.	Solid Waste Management during Construction Phase	Dry waste:	28	The maximum construction waste will be used within the site for leveling purposes and base course preparation of internal approach roads.
		Wet waste:	22	
		Construction waste	22,579 m^3	The construction waste generated during construction shall be segregated, reused on site and surplus shall be disposed as per C & D Rules, 2016
		Dry waste:	3372 kg/day	Handed over to authorize recyclers for further handling & disposal purpose.
		Wet waste:	5058 kg/day	Wet waste will be treated in organic waste converter machine.
		Hazardous waste:	-	NA
		Biomedical waste	25 kg/day	Handed over to authorized vendor for disposal
		E-Waste	120 ton / yr	Handed over to authorized recyclers for further handling & disposal purpose.
		STP Sludge (dry)	20 kg/day	Will be used as manure

31.	Green Belt Development	Total RG area (m^2):	5,80,282.78
		Existing trees on plot:	1403 Nos
		Number of trees planted:	13,097 Nos (additional)
		Number of trees to be cut:	Nil
		Number of trees to be transplanted:	Nil
		Total No of trees on plot	14,500 Nos. (Total)
32.	Power requirement:	Source of power supply:	MSEDCL
		During Construction Phase (Demand Load):	150 kW
		DG Set during Construction Phase	50 kVA
		During Operation phase (Connected load):	49.9 MW
		During Operation phase (Demand load):	37.19 MW
		Transformer:	--
		DG set:	Total 2000 kVA
		Fuel used:	HSD
33.	Details of Energy saving	Provision of Solar Hot water panels: 382 Nos.	

34.	Environmental Management	Type	Details	Cost (lakhs)

	plan budget during Construction phase	Water spray for dust suppression	Erosion control – dust suppression measures, barricading and topsoil preservation	15.0
		Site sanitation & Facility & its Maintenance, Disinfection & Potable Water Supply to Labour	Labor Camp toilets & sanitation Drinking	20.0
		Solid Waste Management & Site maintenance activity	Segregation of waste at source	4.0
		Safety Personal Protective Equipment & Safety - Training to Workers (Twice in Year), Safety Officer	Disinfection and Health Check-ups	29.0
		Safety nets, Safety training to workers, health check up and first aid		38.0
		Traffic Management	Sign Boards, Persons at entry exit and Parking area	10.0
		Tyre cleaning and vehicle maintenance		4.0
		Environmental Monitoring	(As per the CPCB guidelines through MoEF Approved laboratories – Ambient Air-RSPM, PM2.5, SO2, NOx, CO), Noise: Leq day time and Night Time)	6.0
		Total		126.0

35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O&M (Lakh /Y)
		STP/ETP	Continuous O & M	400	80
		Solar System	Weekly	80	04
		RWH	During rainy season (cleaning of SWD, Contour trenches and filtration units before rainy season)	50	03
		Solid Waste and Biomedical waste management	Continuous O & M	210	85
		Landscape development	Development and Maintenance	5803	580
		Environmental Monitoring	As per the CPCB guidelines through MoEF Approved laboratories	-	04
		Total		6543	756

36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area (m^2)
		4-Wheeler	1645	1645	
		2-Wheeler	5451	5451	
		Cycle	4502	4502	

37.	Details of Court cases / litigations w.r.t. the project and project location if any.	NA

The Comparative statement is as below:

Sr.	Description	Earlier EC No. EC (Luxora)-2009/89/cr-122/TC1 dt. 14.05.2009 , revalidated on dt. 10.10.2019	Proposed Amendment/ Expansion	Remark
1	Plot Area	12,68,798.97 m^2	11,60,000 m^2	Area and environmental parameters are revised and there is downward revision.
2	FSI Area	-	4,65,027.44 m^2	
3	Non FSI Area	-	1,14,972.56 m^2	
4	Total Const. Area	6,10,641.05 m^2	5,80,000.00 m^2	
5	Population	-	28,924 Nos.	
6	Water requirement	39.83 MLD	2046 KLD	
7	Sewage generation	17.44 MLD	1952 KLD	
8	STP Capacity and STP technology	6 MLD	Capacity: 2000 KLD with MBBR Technology	
9	Total Solid waste generation	10 MT/Day	8430 kg/d	
10	Power reqt. (MW)	Connected Load: 100 MW	Connected Load: 49.9 MW	
11	Total RG Area provided	114.8 Ha (11,48,000 m^2)	Required: 5,80,000.00 m^2 Provided: 5,80,282.78 m^2	
12	Parking	4-W: 3290 Nos.; 2-W: 6568 Nos.; Cycle: 5402 Nos.	4-W : 1645 Nos.; 2-W : 5451 Nos.; Cycle: 4502 Nos.	
13	Project Cost	2,125.01 Cr.	2,000 Cr.	

3. Proposal is an expansion of existing construction project. Project had received earlier Environment Clearance vide EC (Luxora)-2009/89/CR122/TC1 DT. 14.05.2009 and the same was Revalidated vide Letter No. SEIAA2019/CR-159/SEIAA DT. 10.10.2019. However, as EC is not valid, PP has applied under fresh category. Proposal has been considered by SEIAA in its 283rd (Day-1) meeting held on 30th September, 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 submit Co-ordinated master layout superimposing all environmental parameters.
2. PP to submit comparative table of existing and proposed buildings / structures indicating FSI and non-FSI areas.
3. PP to submit NoC for water supply, drainage NoC, Garden NoC and revised Aviation NoC.
4. With reference to the directions given by Hon'ble National Green Tribunal, Central Zone Bench, Bhopal in Original Application No. 93/2024(CZ) vide order dt., 08.09.2024, PP and Consultant to jointly submit undertaking that the project site is

not located in whole or in part within 5 km. of the protected area notified under the Wildlife (Protection) Act, 1972, critically polluted areas and severely polluted areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2)of the Environment (Protection) Act, and the inter-state boundaries.

5. 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.
6. PP to prepare and implement plan to make proposed project a plastic free zone.
7. 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.
8. 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.
9. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
10. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 580000m2 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. 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- 4,65,027.44 m2, Non FSI-1,14,972.56 m2, total BUA- 5,80,000.00m2. (Plan approval No-820, dated-14.06.2017)

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 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 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, NOx (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, Nagpur.
6. Commissioner, Nagpur Municipal Corporation /NMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Nagpur.

Signature Not Verified

Digitally Signed by : Shri Pravin Darade
IAS Member Secretary
Member Secretary, SEIAA

Date: 10/12/2024