



सत्यमेव जयते

File No: SIA/MH/INFRA2/566571/2026

Government of India

Ministry of Environment, Forest and Climate Change

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



Date 14/03/2026



To,

Gulzar Malhotra
GERA DEVELOPMENTS PRIVATE LIMITED
200 Boat Club Road

Subject: Grant of Corrigendum of Environmental Clearance (EC) to the proposed Project -regarding.

Sir/Madam,

This is in reference to your application for Corrigendum to EC submitted to Ministry vide proposal number SIA/MH/INFRA2/566571/2026 dated 23/01/2026.

2. The particulars of clearance granted against which the corrigendum is sought are as under:

(i) Unique Identification No.	EC25C3801MH5149092N
(ii) File No.	SIA/MH/INFRA2/566571/2026
(iii) Clearance Type	Application of corrigendum- EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	"ISLE ROYALE"
(vii) Name of Company/Organization	GERA DEVELOPMENTS PRIVATE LIMITED
(viii) Location of Project (District, State)	MAHARASHTRA
(ix) Issuing Authority	MOEF&CC

Plot/Survey Khasra Nos.: {%KML_KHASRA_NO%}

3. Details of corrigendum sought vide aforesaid application are as under:

Sr.No	Description as per approved clearance	Corrigendum sought
1	Environmental Clearance for "ISLE ROYALE" at Plot A at S. No.24/1/1 to 24/1/7 to 24/1/9 to 24/1/14, & Plot No.24/1/1 to 24/1/7 to 24/1/9 to 24/1/14, & Plot B2-B at S.No 24/1/2 Village Bavdhan Khurd, Taluka - Mulshi, District- Pune By Gera Gera Developments Private Limited.	Environmental Clearance for "ISLE ROYALE" at Plot A at S. No.24/1/1 to 24/1/7 to 24/1/9 to 24/1/14, & Plot No.24/1/1 to 24/1/7 to 24/1/9 to 24/1/14, & Plot B2-B at S.No 24/1/2 Village Bavdhan Khurd, Taluka - Mulshi, District- Pune By Gera Gera Developments Private Limited.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/566571/2026
Environment & Climate
Change Department,
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
M/s Gera Developments Private Limited.
Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to
24/1/14, & Plot B2-B at S.No 24/1/2 Village Bavdhan Khurd,
Taluka - Mulshi, District- Pune.

Sub : Corrigendum in Environmental Clearance for "Isle Royale" at Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14, & Plot B2-B at S.No 24/1/2 Village Bavdhan Khurd, Taluka - Mulshi, District- Pune, State- Maharashtra by Gera Developments Private Limited.

Ref : 1. Your application for Corrigendum in EC- SIA/MH/INFRA2/566571/2026
2. EC Letter no. SIA/MH/INFRA2/551369/2025 on 23.12.2025.


1. This has reference to your online application vide proposal No. SIA/MH/INFRA2/566571/2026 in prescribed Form -13 and other documents for seeking corrigendum in Environmental Clearance (EC) of the project mentioned in the subject.
2. PP had obtained EC vide no. SIA/MH/INFRA2/551369/2025 received on 23.12.2025.
3. PP applied for Corrigendum in EC dated 23.12.2025. SEIAA decided to grant Corrigendum in EC is as below:

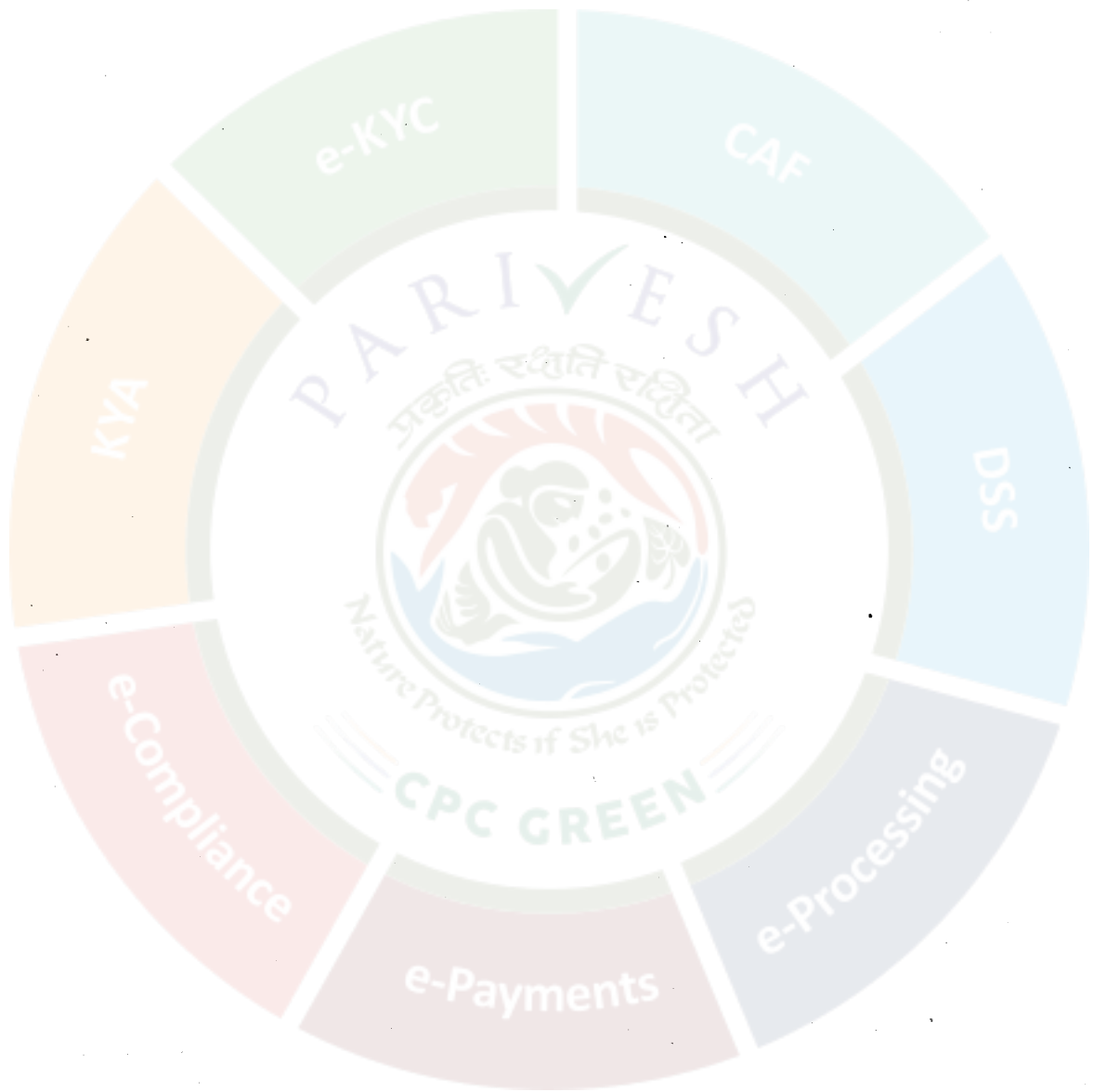
Sr No	Reference in EC	Title	Description of Approved EC vide EC identification no	Corrigendum sought
1	Page No. 4 of 17	Address	S.No- 123/1/2,123/1/3 Wadmukhwadi Pune	200, Gera Plaza Boat Club Road Pune.
2	Page No. 4 of 17	Subject	Environmental Clearance for "ISLE ROYALE" at Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14, & Plot B2 at S.No 24/1/2 Village Bavdhan Khurd, Taluka - Mulshi, District- Pune By Gera Developments Private Limited.	Environmental Clearance for "ISLE ROYALE" at Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14, & Plot B2-B at S.No 24/1/2 Village Bavdhan Khurd, Taluka - Mulshi, District- Pune By Gera Developments Private Limited.
3	Page No. 5 of 17 (point 9)	Brief Information of Project	Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14, & Plot B2 at S.No 24/1/2 Village Bavdhan Khurd, Taluka - Mulshi, District- Pune By Gera Developments Private Limited.	Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14, & Plot B2-B at S.No 24/1/2 Village Bavdhan Khurd, Taluka - Mulshi, District- Pune By Gera Developments Private Limited.

4	Page no 10 of 17 (point 13)	The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below	Build ing	Configura tion	Tene ments	Heigh t (m)	Build ing	Configurat ion	Tene ments	Heigh t (m)
			Existing				Existing			
			Twin Villa	G+2 Floors	25 units	10.85	SD Units	LG+GF+1 UF	10 units	9.05
			Towe r 1	15 Floors + 2B + 1P	43 units	46.7	Twin Villa	LG+GD+2 Floors	25 units	13.50
			Club Hous e	G+1 Floor	-	7	Towe r 1	B1+B2+L GF+15 Floors	30 units	48.70
			Towe r 2	15 Floors	80 units	47	Towe r 2	15 Floors	60 units	48.70
			Towe r 3	15 Floors	49 units	47	Towe r 3	3P + 15 Floors	30 units	48.70
			Towe r 4	15 Floors	-	35.45	Club Hous e	G+1 Floor	-	7.3
			TOT AL		197 units		Towe r A	2B +Stilt+ 11 Floors	21 Units	35.45
			Proposed				Proposed			
			Build ing	Configura tion	Tene ments	Heigh t (m)	Towe r B	2B +Stilt+ 11 Floors	21 Units	35.45
			Twin Villa	G+2 Floors	25 units	10.85	TOT AL		197 units	
			Towe r 1	15 Floors + 2B + 1P	43 units	46.7	Proposed			
			Club Hous e	G+2	-	10.85	Build ing	Configurat ion	Tene ments	Heigh t (m)
			Towe r 2	15 Floors	80 units	47.0	SD UNIT S	LG+GF+1 UF	10 Units	9.05
			Towe r 3	15 Floors	49 units	47.0	TWI N VILL A	LG+GF+2 Floors	25 Units	13.5
			Towe r 4	15 Floors	-	35.45	TOW ER 1	B1+B2+L GF+15 Floors	30 Units	48.7
			TOT AL		215 units		TOW ER 2	15 Floors	60 Units	48.7
							TOW ER 3	3P+15 Floors	30 Units	48.7
							CLU B HOU SE	GF+1 Floor	-	7.3
							Towe r A	2Parking+ G.FL+15 Floors	30 Units	51.8
							Towe r B	2Parking +G. FL+15 Floors	30 Units	51.8
							CLU B	GF+ 2 Floor	-	12.6

				HOU SE			
				TOT AL		215 units	
5	Page No. 9 of 17	Details of Court. Cases/ w.r.t. litigation in the project and project location if any	There are no adverse orders restricting us from proceeding with the construction of Towers 4 and 5 at the Isle Royale project in any of the ongoing litigation matters.	There are no adverse orders restricting us from proceeding with the construction of Towers A and B at the Isle Royale project in any of the ongoing litigation matters.			

4. SEIAA noted the above facts in its 323rd meeting and decided to grant corrigendum in EC dated 23.12.2025 subject to all the other terms and conditions mentioned in the EC letter dated 23.12.2025 shall remain the same.


 Jayashree Bhoj (IAS)
 (Member Secretary, SEIAA)





सत्यमेव जयते

File No: SIA/MH/INFRA2/551369/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated: 23/12/2025



To,

Gulzar Malhotra
GERA DEVELOPMENTS PRIVATE LIMITED
200 Boat Club Road, Pune, PUNE, MAHARASHTRA, Boat Club Road, 411001
isleroyalegdp@gmail.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project "ISLE ROYALE" submitted to Ministry vide proposal number SIA/MH/INFRA2/551369/2025 dated 12/09/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3801MH5149092N
(ii) File No.	SIA/MH/INFRA2/551369/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vii) Name of Project	"ISLE ROYALE"
(viii) Name of Company/Organization	GERA DEVELOPMENTS PRIVATE LIMITED
(ix) Location of Project (District, State)	PUNE, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: at Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14 , & Plot B2-B at S.No 24/1/2 Village-Bavdhan Khurd , Taluka - Mulshi , District- Pune , State- Maharashtra , at Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14 , & Plot B2-B at S.No 24/1/2 Village-Bavdhan Khurd , Taluka - Mulshi , District- Pune , State- Maharashtra

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal

Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority (SEIAA) Appraisal Committee of SEIAA in the meeting held on 04/12/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 04/12/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority (SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Gulzar Malhotra under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

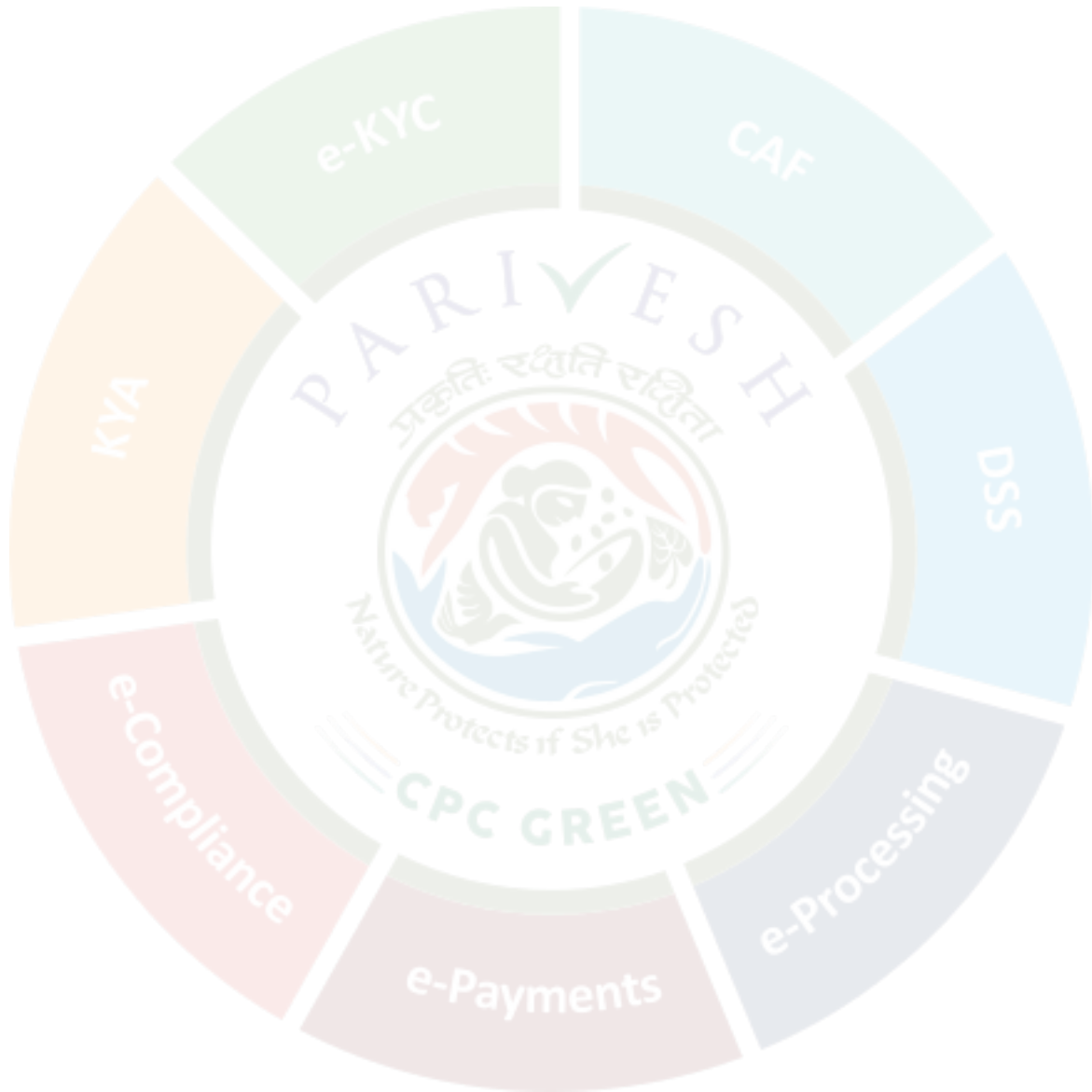
Specific EC Conditions for (Building / Construction)

1. Specific

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> 1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same. 2. PP to submit latest STP working reports. 3. PP to prepare and implement plan to make proposed project a plastic free zone. 4. 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. 5. PP and the planning authority shall ensure that the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 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.

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Construction project	Construction project	65453.8	10080.09	75533.89	sqm	-



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/551369/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Gera Developments Pvt. Ltd.
S. No. 123/1/2, 123/1/3, Wadmukhwadi,
Pune

Subject : Environmental Clearance for "ISLE ROYALE" at Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14, & Plot B2 at S.No 24/1/2 VillageBavdhan Khurd, Taluka - Mulshi, District- Pune By Gera Developments Private Limited.

Reference : Application no. SIA/MH/INFRA2/551369/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 237th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 313th (Day-4) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 5th December, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/551369/2025		
2	Name of Project	Isle Royale		
3	Project category	8 (a)		
4	Type of Institution	Private		
5	Project Proponent	Name	M/s Gera Developments Pvt. Ltd.	
		Regd. Office address	200, Gera Plaza, Boat Club Road , Pune	
		Contact number	020 – 26165580	
		E-mail	kshitija.bidwai@gmail.com	
6	Consultant	Enviro Analysts and Engineers Pvt. Ltd.		
7	Applied for	Expansion		
8	Details of previous EC	We have obtained EC vide EC Letter no. SIA/MH/INFRA2/500154/2024 dated 10/07/2025		

9	Location of the project	Plot A at S. No.24/1/1 +24/1/7 to 24/1/9 to 24/1/14, & Plot B2 at S.No 24/1/2 Village-Bavdhan Khurd, Taluka - Mulshi, District- Pune, State- Maharashtra						
1	Latitude and Longitude	18°29'58.29"N 73°46'45.03"E						
1	Total Plot Area (m ²)	51,227.59SQ.M						
1	Deductions (m ²)	87,39.21 SQ.M						
1	Net Plot area (m ²)	39,968.07SQM						
1	Proposed FSI area (m ²)	43,807.14SQM						
1	Proposed Non-FSI area (m ²)	31,726.75SQ.M						
1	Proposed TBUA (m ²)	75,533.89 SQ.M						
1	TBUA (m ²) approved by Planning Authority till date	65,453.8 sqm						
1	Ground coverage (m ²) & %	10,099.98sqm						
1	Total Project Cost (Rs.)	Existing- 107 CR Expansion-85.90CR Total Cost- 192.90 CR						
2	CER as per MoEF & CC circular dated 01/05/2018	Activity		Location		Cost (Rs.)	Duration	
		As per EMP						
2	Details of Building Configuration:	Previous EC / Existing Building (as per previous EC dated 10/07/2025)			Proposed Configuration			Reason for Modification / Change:
		Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	Change in Plan

	SD UNITS	10 Units (LG+GF+1UF)	9.05	SD UNITS	10 Units (LG+GF+1UF)	9.05	ing of Tower A and B. One Club house added
	TWIN VILLA	25 Units (LG+GD+2Floors)	13.50	TWIN VILLA	25 Units (LG+GF+2Floors)	13.50	
	TOWER 1	30 Units (B1+B2+LGF+15 Floors)	48.70	TOWER 1	30 Units (B1+B2+LGF+15 Floors)	48.70	
	TOWER 2	60 Units (15 Floors)	48.70	TOWER 2	60 Units (15 Floors)	48.70	
	TOWER 3	30 Units (3P+15 Floors)	48.70	TOWER 3	30 Units (3P+15 Floors)	48.70	
	CLUB HOUSE	GF+1 Floor	7.30	CLUB HOUSE	GF+1 Floor	7.30	
	TOWER A	21 Units (2B+Stilt+11 Floors)	35.45	Tower A	2Parking+G.FL+15 Floors	51.80	
	TOWER B	21 Units (2B+Stilt+11 Floors)	35.45	Tower B	2Parking+G.FL+15 Floors	51.80	
				CLUB HOUSE	G+2Floors	12.60	
2	Total number of tenements (Units)	215					
2	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	114	Fresh Water	114		
		Recycled	92	Recycled	57		
		Swimming Pool	4	Swimming Pool	4		
		Flushing	57	Flushing	57		
		Landscape	35	Landscape	0		
	Total	210	Total	175			
2	Water Storage Capacity for Firefighting / UGT	<p>Centralised Under Ground Water Tank</p> <p>Capacity of Under Ground Water Tank (UGWT -1) for Tower 1- Domestic Water Tank – 30 m³, Fire Water Tank- 75m³</p> <p>Capacity of Under Ground Water Tank (UGWT -2) for Tower 2 & 3 – Domestic Water Tank – 80 m³, Fire Water Tank- 200 m³</p>					

		Capacity of Under Ground Water Tank (UGWT -3) for per Bunglow-Domestic Water Tank -2.5 m ³		
		Capacity of Under Ground Water Tank (UGWT -4) for Tower A & B (Proposed) Domestic Water Tank -68m ³ , Fire Water Tank -300m ³		
2	Source of water	PUNE MUNICIPAL CORPORATION		
2	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre Monsoon:12-14m Post Monsoon:10-12m	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	Size- 2*2*2 Recharge Pits - 20	
		Details of UGT tanks if any:	-	
2	Sewage and Wastewater	Sewage generation in CMD:	154	
		STP technology:	MBBR	
		Capacity of STP (CMD):	160 (Existing 120+Proposed 40)	
2	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	10	Will be collected through ghanta gadi
		Wet waste:	5	Will be collected through ghanta gadi
		Construction waste	31264 m ³	4152 cum will be used for plot leveling, internal road development, gardening. Remaining 27,112 cum will be used handed over to contractor by paying Royalty for disposal
2	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	221	Through Authorized Vendor
		Wet waste:	332	OWC and Composting
		Hazardous waste:	Na	--
		Biomedical waste	Na	--
		E-Waste	3.3	Through Authorized Vendor
3	Green Belt Development	Total RG area (m ²):	4666.94	
		Softscape area:-		
		Hardscape area:-		
		Existing trees on plot:	134	
		Number of trees to be planted:	581 (already planted at site)	
		Number of trees to be cut:	72	
		Number of trees to be transplanted:	--	
		Source of power supply:	MSEDCL	

Power requirement:	During Construction Phase (Demand Load):	74.25 kW			
	During Operation phase (Connected load):	4346.43kW			
	During Operation phase (Demand load):	2086.01 kW			
	Transformer:	Total 5 Nos. (Existing - 2x630 kVA + 1x315 kVA+ Proposed - 2x630 kVA)			
	DG set:	Total 7 Nos. (Existing - 320kVA+ 3x250kVA+ 1x125kVA +1x100 kVA) +Proposed – 1x320kVA)			
	Fuel used:	HSD			
3	Details of Energy saving	Percentage of saving:10.21%			
3	Environmental Management plan budget during Construction phase	Rs. 78 Lakhs O & M Cost: 57.05 Lakhs/Annum			
3	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs./Yr)
		Storm Water	Development of storm water line	-	-
		Sewage treatment	STP	57	8.52
		Water treatment	-		
		RWH	RWH with recharge bores	6.08	0.44
		Swimming Pool	Swimming Pool	89	3.60
		Solid Waste	Solid Waste Management	18.5	4.03
		Hazardous waste	-	NA	NA
		E-waste	E-waste Management-		
		Green belt development	Landscape / Greenbelt Development	56.42	9.03
		Energy saving	Energy saving	152	8.00
		Environmental Monitoring	Environmental Monitoring of Air, Water, Noise & Soil	--	13.34
		Total		379	46.96
	Disaster Management	Disaster Management	583.53	44.44	
3	Traffic Management (Towers)	Type	Required as per DCR	Actual Provided	Area per parking (m²)
		4-Wheeler	558	578	12.5
		2-Wheeler	446	353	2.5
		Bicycles	380	380	1.5

<p>Details of Court cases / litigations w.r.t. the project and project location if any</p>	<p>There are no adverse orders restricting us from proceeding with the construction of Towers 4 and 5 at the Isle Royale project in any of the ongoing litigation matters.</p> <p>PTA/122/2025 filed by Vasant Mhasku Kokate versus Suyog Co-operative and GDPL before the Ld. Collector Pune. - R. C. S. No. 761/2004, Between Bhagwan Kokate and Ors V/s Suyog Falotpadan Co. Op. Society and Others, Sp. Civil Suit No. 493/2010 Devidas Bhagwan Kokate vs Gera Developments Pvt. Ltd and Others, R. C. S. No. 1173/2010 Laxman Kokate and Others V/s Vasant Kokate and Others, Sp. Civil Suit No. 401/2012. Sanjay Baban Shirole and others V/s Suyog Co. Op Hsg. Society Ltd. and others, Misc. Civil Application No. 797/2019 Subhadra Laxman Todkar and others V/s Suyog Co. Op. Hsg. Society and another, Spl. Civil Suit No. 1664/2014. Gera Developments Pvt. Ltd. V/s Hirabai Kale and Others, R. C. S. No. 1213/2017. Gajrabai Dnyanoba Todkar and others V/s Gera Developments Pvt. Ltd. and another., R. C. S. No. 1858/2019 Devidas Bhagwan Kokate V/s Gera Developments Pvt. Ltd. and others, SCS 69/2024 GDPL V/s Gera's Isle Royale Co-operative Housing Society</p>
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The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Sr.no	Details	As per Earlier EC dated 10.7.2025	As per Proposed Amendment	Remarks
1	Name of the project	ISLE ROYALE*	ISLE ROYALE*	No Change
2	Project Proponent	GERA DEVELOPMENTS PVT. LIMITED	GERA DEVELOPMENTS PVT. LIMITED	No Change
3	Location of the project	Sr. No. 24/ Bawdan, Taluka: Mulshi, Dist: Pune, State Maharashtra	Plot A at S. No.24/1 +24/1/7 to 24/1/19 to 24/1/14, & Plot B2-B at S. No 24/1/2 Village-Bavdhanure as per Khurd, Taluka - Mulshi, District- Pune, State- Maharashtra	Updated nomenclature as per subdivision
4	Type of project	Residential Project	Residential Project	No change
5	Plot area (m ²)	53,727.58	51,227.59	Plot area reduced by 2499.99 m ² due to Subdivision of Plot B2 in B2 A and B2 B as per earlier IOD. Further deduction of plot B2 A from the layout for sanction.

6	Deductions (m ²)	8739.21	8739.21	No Change																																																																								
7	Net Plot Area (m ²)	44,988.37	39,968.07	Changed as per the change in total plot area																																																																								
8	Proposed FSI (m ²)	35,019.14	43,807.14	Change in Planning of Tower A and B. One Club house added																																																																								
9	Proposed Non-FSI (m ²)	33,603.97	31,726.75																																																																									
10	Total construction area (m ²)	65,453.8	75,533.89																																																																									
11	Ground Coverage (m ²)	5000.95	10,099.98																																																																									
12	RG Area development (m ²)	4666.67	4666.64																																																																									
13	No. of buildings	<table border="1"> <thead> <tr> <th colspan="4">Existing:</th> <th colspan="4">Proposed:</th> </tr> <tr> <th>Existing</th> <th>Configuration</th> <th>Tenements</th> <th>Ht. (m)</th> <th>Proposed</th> <th>Configuration</th> <th>Tenements</th> <th>Ht. (m)</th> </tr> </thead> <tbody> <tr> <td>Twin Villa</td> <td>G+2 Floors</td> <td>25 units</td> <td>10.85</td> <td>Twin Villa</td> <td>G+2 Floors</td> <td>25 units</td> <td>10.85</td> </tr> <tr> <td>Tower 1</td> <td>15 Floors + 2B + 1P</td> <td>+43 units</td> <td>46.70</td> <td>Tower 1</td> <td>15 Floors + 2B + 1P</td> <td>+43 units</td> <td>46.70</td> </tr> <tr> <td>Club House</td> <td>G+1 Floor</td> <td>-</td> <td>7.00</td> <td>Club House</td> <td>G+2</td> <td>-</td> <td>10.85</td> </tr> <tr> <td>Tower 2</td> <td>15 Floors</td> <td>80 units</td> <td>47.00</td> <td>Tower 2</td> <td>15 Floors</td> <td>80 units</td> <td>47.00</td> </tr> <tr> <td>Tower 3</td> <td>15 Floors</td> <td>49 units</td> <td>47.00</td> <td>Tower 3</td> <td>15 Floors</td> <td>49 units</td> <td>47.00</td> </tr> <tr> <td>Tower 4</td> <td>15 Floors</td> <td>-</td> <td>35.45</td> <td>Tower 4</td> <td>15 Floors</td> <td>-</td> <td>35.45</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>197 units</td> <td></td> <td>TOTAL</td> <td></td> <td>215 units</td> <td></td> </tr> </tbody> </table>			Existing:				Proposed:				Existing	Configuration	Tenements	Ht. (m)	Proposed	Configuration	Tenements	Ht. (m)	Twin Villa	G+2 Floors	25 units	10.85	Twin Villa	G+2 Floors	25 units	10.85	Tower 1	15 Floors + 2B + 1P	+43 units	46.70	Tower 1	15 Floors + 2B + 1P	+43 units	46.70	Club House	G+1 Floor	-	7.00	Club House	G+2	-	10.85	Tower 2	15 Floors	80 units	47.00	Tower 2	15 Floors	80 units	47.00	Tower 3	15 Floors	49 units	47.00	Tower 3	15 Floors	49 units	47.00	Tower 4	15 Floors	-	35.45	Tower 4	15 Floors	-	35.45	TOTAL		197 units		TOTAL		215 units	
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14	No. of tenements	Residential: 197 Nos.	Residential: 215 Nos.	Increase in tenement Nos. by 18 Nos																																																																								
15	Population	985 Nos.	1230 Nos.	Increase by 245 Nos																																																																								
16	Water requirement (m ³ /day)	Fresh: 110, Flushing: 53, Landscape: 34, Swimming Pool Makeup: 4 Total: 201	Fresh: 114, Flushing: 57, Landscape: 35, Swimming Pool Makeup: 4 Total: 210	Increased by 09 m ³ /day																																																																								
17	Rain water	20 Nos. of recharge pits of size 2 M X 2 M X 2 M	20 Nos. of recharge pits of size 2 M X 2 M X 2 M	No change																																																																								

	Harvesting			
18	Sewage generation (m ³ /day)	144	154	Increased by 10 m ³ /day
19	STP Capacity (CMD)	Existing 120 + Proposed 30 = 150	Existing 120 + Proposed 40 = 160	Added 1 STP of 40 KLD capacity
20	Solid waste Management (Kg/day)	Dry waste: 197, Wet waste: 295, E waste: 2.6	Dry waste: 221, Wet waste: 332, E waste: 3.3	Increased by 61 kg/day
21	Electricity Connected load Maximum demand	2866 kW, 1297 kVA	4346.43 kW, 2086.01 kVA	Change as per amended proposal
22	DG Sets & Transformer	DG sets: 7 Nos. (1X100 KVA, 1X125 KVA, 4X250 KVA, 1X320 KVA) Transformer: 3X630 kVA, 1X315 kVA	DG sets: Total 7 Nos. (Existing - 320kVA + 3x250kVA + 1x125kVA + 1x100kVA) + Proposed - 1x320kVA Transformer: Total 5 Nos. (Existing - 2x630 kVA + 1x315 kVA + Proposed - 2x630 kVA)	Change as per amended proposal
23	Parking Nos.	2W: 455, 4W: 528	2W: 353, 4W: 578	Change as per amended proposal
24	Project cost	Rs. 150.85 Cr.	Rs. 192.90 Cr.	Increased by Rs. 42.1 Cr

3. PP had obtained earlier EC vide Letter No. SIA/MH/INFRA2/500154/2024 dated 10/07/2025 for total BUA of 65,453.8 m². Proposal has been considered by SEIAA in its 313th (Day-3) meeting held on 4th December, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to submit latest STP working reports.
3. PP to prepare and implement plan to make proposed project a plastic free zone.

4. 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.
5. PP and the planning authority shall ensure that the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
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.

SEIAA Conditions-

1. PP has provided mandatory RG area of 4666.94 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. Planning Authority to ensure Tree Cutting NOC prior to Occupation Certificate
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA after deliberation decided to grant EC for- FSI area of 43,807.14m², Non FSI area of 31,726.75m² and total BUA of 75,533.89 m². (Plan approval No PMC vide No. Zone No. 3/3946 dated 04/09/2025).

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.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune.
6. Commissioner, Pune Municipal Corporation (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

