



सत्यमेव जयते

File No: SIA/MH/INFRA2/550901/2025

Government of India

Ministry of Environment, Forest and Climate Change

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



Date 06/04/2026



To,

PEGASUS PROPERTIES PRIVATE LIMITED
Kumar Capital, 2413, East Street, Camp, Pune, 411001
moef12@kumarworld.com

Ref: write your reference text

Subject: Grant of EC under the provisions of EIA notification 2006 and its amendment dated 21st April 2023

Sir/Madam,

This is in reference to your application for grant of splitting of Environmental Clearance (EC) under the provision of the EIA Notification 2006 and its amendment dated 21st April 2023- in respect of Proposed Residential & Commercial project at Plot no.R-1/1/A, R/1/1/C, R/1/2/A, R/1/2/B, R/1/2/C1, R/1/3, R/1/4 Rajiv Gandhi Infotech Park Phase III, Village: Maan & Bhoirwadi, Taluka: Mulashi, District: Pune, Maharashtra by Pegasus Properties Pvt. Ltd submitted to Ministry vide proposal number SIA/MH/INFRA2/550901/2025 dated 01/10/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813MH5583911S
(ii) File No.	SIA/MH/INFRA2/550901/2025
(iii) Clearance Type	Splitting of EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed Residential & Commercial project at Plot no.R-1/1/A, R/1/1/C, R/1/2/A, R/1/2/B, R/1/2/C1, R/1/3, R/1/4 Rajiv Gandhi Infotech Park Phase III, Village: Maan & Bhoirwadi, Taluka: Mulashi, District: Pune, Maharashtra by Pegasus Properties Pvt. Ltd
(vii) Name of Project	PEGASUS PROPERTIES PRIVATE LIMITED
(viii) Name of Company/Organization	Pune, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	

p> **Plot/Survey Khasra Nos.:** R/1/1/A R/1/1/C, R/1/2/B, R/1/2/C1, R1/3,R1/4, R/1/1/A R/1/1/C, R/1/2/B, R/1/2/C1, R1/3,R1/4

3. The above-mentioned proposal has been considered by [Expert Appraisal Committee (#Sector# -Auto Fetch)/State Level Expert Appraisal Committee] in the meeting held on [#Auto Fetch# Meeting Date from MoM]. The minutes of the meeting and document's submitted 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](#).
4. The [EAC/SEAC], in its meeting held on [Meeting_held_date], based on information submitted viz: Form 12 and after detailed deliberations on all technical aspects recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and its amendment dated 21 April 2023
5. Details of components/ facilities before and after Splitting of EC are as under:
6. The Member Secretary has examined the proposal vis-a-vis recommendations of the [Expert] appraisal committee in accordance with the provisions contained in the EIA Notification, 2006 & further amendments thereto and based on the recommendations of the [Expert] Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. under the provisions of EIA Notification, 2006 and its amendment dated 21 April 2023 subject to compliance of following conditions:
7. The Ministry reserves the right to stipulate additional conditions, if found necessary.
8. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006 and its subsequent amendment. 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.
9. Details of components/ facilities before and after Splitting of ED are as under:
10. 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	<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 the undertaking of all other concern PP (after split) on stamp paper stating, they all will be abide MIDC conditions and also they will be adhere to EC conditions and if, there is any change in project respective/ concern PP will come individually for amendment. 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.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/550901/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

1. Saheel Buildvision private limited
(Previously known as Reyaansh Logistics private limited)
2. Pegasus Properties Private Limited
3. Gera Projects Private Limited
4. Pegasus Properties Private Limited
5. Pegasus Properties Private Limited

Subject : Splitting of Environment Clearance granted for Proposed Residential & Commercial project at Plot no.R-1/1/A, R/1/1/C, R/1/2/A, R/1/2/B, R/1/2/C1, R/1/3, R/1/4 Rajiv Gandhi Infotech Park Phase III, Village: Maan & Bhoirwadi, Taluka: Mulashi, District: Pune, Maharashtra by M/s. Pegasus Properties Pvt. Ltd

Reference : Application no. SIA/MH/INFRA2/550901/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 242nd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA for splitting of EC dated 19.08.2025. Proposal then considered in 318th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on.21.01.2026

2. Proposal is for split of earlier Environment Clearance dated 19.08.2025. Project has received first EC on 20/11/2010 vide letter no. SEAC-2010/CR.346/TC-2 for total plot area of 5,60,000 m2 and total built up area of 12,13,345 m2 and subsequently revalidation of EC was obtained on 12/12/2015. PP stated that, further to this the amendment in EC was received on 30/01/2019 vide letter no. SEIAA-2019/CR-18/SEIAA for same plot area & built-up area and expansion in EC was obtained on 25/03/2020 vide letter no. SEIAA-EC-0000002219 for total plot area of 4,03,906.17 m2 and total built up area of 13,02,052 m2. PP further informed that, the next expansion in EC was obtained on 27/09/2023 vide EC identification no. EC23B039MH194094 for total plot area of 4,03,906.17 m2 and total built up area of 15,60,074 m2.

3. PP informed that, the plot then subdivided & transferred portion having plot No. R-1/2/C and 44,170 sq. m. area was split and transferred to Godrej projects development Limited. For this part EC was separately obtained vide no. EC24B3813MH5373033S dated 23/09/2025. PP further stated that, for remaining Plot no. R-1/1/A, R/1/1/C, R/1/2/A, R/1/2/B, R/1/2/C1, R/1/3, R/1/4, expansion to EC has been obtained vide no. EC25B3813MH5531308N dated 19/08/2025 for plot area 3,59,736.17 sq.m and TBUA 12,25,854.73 sq.m. PP informed that, now they have applied for splitting and part transfer as per the MoEF & CC Notification S.O. 1832(E) dated April 21, 2023 of EC dated 19/08/2025 into 5 parts, details of 5 parts are as below-.

Sr. no.	Plot Name	Company Name	Building Name	Plot Area	No. of Buildings	TBUA	Population
1.	R-1/1/C	Saheel Buildvision private limited (Previously known as Reyaansh Logistics private limited)	I-Trend	11900.00	1	115148.70	Resi.- 3045 Comm- 1162 Total-4207
2.	R-1/2/A1	Pegasus Properties Private Limited	A1 to A5	60131.00	5	131903.98	7150
3.	R-1/2/B	Gera Projects Private Limited	T1 to T7	43310.00	7	284841.66	7885
4.	R-1/2/C1	Pegasus Properties Private Limited	Spring & Saffron	44975.71	22	130779.97	Resi.-6210 Comm.- 450 Total-6759
5.	R-1/1/A, R-1/1/A1, R-1/3, R-1/4, R-1/2/A	Pegasus Properties Private Limited	School, Shimmer, Mystic, Sangria, Serenity-Commercial Serenity-Residential, Symphony	194324.46	24	561696.88	Resi.- 18760 Comm.-450 Total-19210

4. Proposal was considered by SEIAA in its 318th meeting held on 21.01.2026 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-

All the SEAC conditions mentioned in the earlier EC dated 19.08.2025 shall remain the same in addition to above mentioned conditions.

B. SEIAA Conditions-

All the SEIAA conditions mentioned in the earlier EC dated 19.08.2025 shall remain the same in addition to above mentioned conditions.

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.

5. 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.


6. 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.

7. 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.

8. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

9. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

10. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 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. Regional Officer, MIDC, Pune
7. Regional Officer, Maharashtra Pollution Control Board, Pune.