

ENVIRONMENTAL  
CLEARANCE



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

To,

The -1

CHARHOLI INFRASTRUCTURE LLP

Pride House, 5th Floor, Near Pune University Circle, Shivajinagar, Pune  
411016 -411016

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/435616/2023 dated 15 Jul 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC24B038MH128295  |
| 2. File No.                                   | SIA/MH/INFRA2/435616/2023   |
| 3. Project Type                               | New   |
| 4. Category                                   | B   |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                            | Proposed Residential Project at S. No.<br>129/2(P), 135/1 (P), 138 (P), 139(P) at<br>Charholi Taluka Haveli, Village Charholi<br>BK, Pune Maharashtra by Charholi<br>Infrastructure LLP |
| 7. Name of Company/Organization               | CHARHOLI INFRASTRUCTURE LLP   |
| 8. Location of Project                        | MAHARASHTRA   |
| 9. TOR Date                                   | N/A   |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 03/01/2024

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

PARIVESH

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/435616/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Charholi Infrastructure LLP,  
S. No. 135/1 (P), 138 (P), 139(P),  
Charholi Taluka Haveli, Pune.

**Subject** : Environmental Clearance for Proposed Residential project – S. No. 135/1 (P), 138 (P), 139(P) at Charholi Taluka Haveli, Village Charholi BK, Pune Maharashtra by M/s. Charholi Infrastructure LLP

**Reference** : Application no. SIA/MH/INFRA2/435616/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 179<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 269<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 1<sup>st</sup> November, 2023.

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

1.	<b>Proposal number</b>	SIA/MH/INFRA2/435616/2023	
2.	<b>Name of Project</b>	Proposed Residential project – S. No. 135/1 (P), 138 (P), 139(P) at Charholi Taluka Haveli, Village Charholi BK, Pune Maharashtra by M/s. Charholi Infrastructure LLP.	
3.	<b>Project category</b>	8b (B1)	
4.	<b>Type of Institution</b>	Private	
5.	<b>Project Proponent</b>	<b>Name &amp; Designation</b>	Mr. Arvind P Jain (Partner)
		<b>Regd. Office Address</b>	Pride House, 5 <sup>th</sup> floor, Near Pune University Circle, Shivajinagar, Pune
		<b>Contact number</b>	9890934949
		<b>E-mail</b>	environment@pridepurplegroup.com
6.	<b>Consultant</b>	M/s. Mahabal Enviro Engineers Pvt Ltd. Address: Plot No. F-7, Road No. 21, Wagle Estate Thane-400604, Maharashtra Email id : mahabal.thane@gmail.com	
7.	<b>Applied for</b>	New (Greenfield)	
8.	<b>Details of previous EC</b>	NA	
9.	<b>Location of the project</b>	S. No 135/1 (P), 138 (P), 139(P) at Charholi BK Pune Maharashtra.	

10.	Latitude and Longitude	18°37'32.94" N 73°54'46.95" E			
11.	Total Plot Area (m <sup>2</sup> )	37,050.90			
12.	Deductions (m <sup>2</sup> )	1,852.55			
13.	Net Plot area (m <sup>2</sup> )	35,198.36			
14.	Proposed FSI area (m <sup>2</sup> )	1,47,662.00			
15.	Proposed non-FSI area (m <sup>2</sup> )	1,08,503.00			
16.	Proposed TBUA (m <sup>2</sup> )	2,56,165.00			
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Sanction No. BP/EC/Charholi/03/2023 dt 06.09.2023 FSI Area-1,59,886.82 Non FSI-1,08,503.00 Total BUA Area-2,68,389.82			
18.	Ground coverage (m <sup>2</sup> ) & %	6,621.18 m <sup>2</sup>			
19.	Total Project Cost (Rs.)	Rs. 352 Crore			
20.	CER as per MoEF & CC circular Dated 01/05/2018	Will be implemented as per MoEF Memorandum 22-65/2017-IA-III dated 25th February 2021.			
21.	Details of Building Configuration:			Reason for Modification / Change	
	Previous SEC/ Existing Bldg.  N.A.	Proposed Configuration			NA
		Building Name	Configuration	Height (m)	
		BUILDING A	3B+ST+28 Floors	86.60	
		BUILDING B	3B+ST+28 Floors	86.60	
		BUILDING C	3B+ST+28 Floors	86.60	
		BUILDING D	3B+ST+28 Floors	86.60	
		BUILDING E	3B+ST+28 Floors	86.60	
		BUILDING F	3B+ST+28 Floors	86.60	
		BUILDING G	3B+ST+28 Floors	86.60	
BUILDING H		3B+ST+28 Floors	86.60		
BUILDING I (MAHADA)	3B+ST+23 <sup>rd</sup> Floors	71.15			
Club House	ST +1 <sup>st</sup> Floor	8.55			
22.	Total number of tenements	Total Residential Tenements – 1284 Nos Total Residential Population – 6420 Nos.			
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Source of water : PCMC			
		Fresh Water	578	Fresh Water	578
		Recycled Water (Flushing)	289	Recycled Water (Flushing)	289

		Recycled Water (Gardening)	99	Recycled Water (Gardening)	0
		Swimming Pool (Water Tanker)	2	Swimming Pool	2
		Club House	-	Club House	-
		Total Water Requirement	966	Total Water Requirement	867
		HVAC Makeup	NA	HVAC Makeup	NA
		Wastewater generation	780	Wastewater generation	780
		Excess treated water	353	Excess treated water	452
24.	Water Storage Capacity for Firefighting / UGT	Domestic UG tank Capacity:-722 CMD Drinking UG tank Capacity: 145 CMD Fire UG tank Capacity: As per fire NOC			
25.	Source of water	PCMC			
26.	Rain Water Harvesting (RWH)	Level of the Ground water table:	Summer Season – 16.33 m. to 21.67 m. BGL. (19.00 M. Av.) Rainy Season – 5.67 m. to 9.33 BGL. (7.50 M. Average) Winter Season – 11.00 m. to 15.50 m. BGL. (13.25 M. Av.)		
		Size and no. of RWH tank (s)	NA		
		Quantity and size of recharge pits:	Total: 12 Nos. (4 for Roof Top & 8 for Surface Run-Off) Size: 1.25 m. X 2.00 m. X 2.00 m.		
		Details of UGT tanks	NA		
27.	Sewage and Wastewater	Sewage generation in	780 m <sup>3</sup> /day		
		STP technology:	MBBR		
		Capacity of STP (CMD):	Total STP - 2 Nos. 1 for MHADA – 176 KLD 2 for Residential Bldg. – 643 KLD Total Capacity – 820 KLD		
28.	Solid Waste Management during Construction Phase	Type	Qty.(kg/d)	Treatment/disposal	
		Dry waste:	42 kg/day	Handed over to authorized recycler for further handling & disposal purpose	
		Wet waste:	63 kg/day		
		Construction waste	As per Requirement	Topsoil to be preserved & excavated earth landscaping & material will be used for filling of plinth area.	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment/disposal	
		Dry waste:	1284 kg/day	Handed over to authorized recycler for further handling & disposal purpose	
		Wet waste:	1926 kg/day		
		Haz. waste:	NA	NA	



		BMW	NA	NA	
		E-Waste (kg/year)	17.59 kg/day	Handed over to authorized recycler for further handling & disposal purpose	
		STP Sludge (dry)	76.98 kg/day	To be used as manure for Gardening purpose	
30.	Green Belt Development	Total RG area Mandatory on Ground 10 % (m <sup>2</sup> ):		3520.00	
		Additional RG Area On Ground (m <sup>2</sup> ):		3510.00	
		Total RG Area On Ground (m <sup>2</sup> ):		7030.00	
		RG Area On Podium (m <sup>2</sup> ):		6292.00	
		Total RG area (m <sup>2</sup> ): (Ground + Podium)		13,322	
		Existing trees on plot:		0	
		Number of Trees to be required		440	
		Number of trees to be planted:		463	
		Number of trees to be cut:		0	
31.	Power requirement:	Source of power supply:		MSEDCL	
		During Construction Phase Demand Load):		80 kW	
		DG Set as Power Back-up during Construction Phase		100 kVA	
		During Operation phase (Connected load):		Sale- 8758.16 kW MAHADA-984.43 kW	
		During Operation phase (Demand load):		Sale-3656.26 kW MHADA-429.39 kW	
		Transformer:		Sale-6 No x 630 kVA and 1 No x 315 kVA (MHADA) : 1No x 630 kVA	
		DG set:		Sale- 500 kVA x 1 No (MHADA) 250 kVA x 1 No	
		Fuel used:		HSD	
32.	Energy saving	20 %			
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost in Lac	
		Capital	Air & Noise and Water, Land Biological and Socio-Economic	87.00	
		O&M	-	--	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O&M (Rs. Lakh/Y)
		Sewage treatment	STP	284.09	41.38
		RWH	RWH	15.00	0.60
		Swimming Pool	NA	25.00	5.00
		Solid Waste Including E waste	OWC	29.50	7.49
	E-waste	Authorized vendor	Included in solids waste	Included in solid waste	
	Storm Water	Network	45.00	2.25	

		Green belt development	Landscape	77.66	3.8
		Energy	Solar	50	5.0
		Environmental Monitoring	Through laboratory	-	6.0
		Disaster Mgt.	DMP	318.00	60.3
35.	Traffic Management	Type	Reqd. as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	1321	1645	77,925.00
		2-Wheeler	3406	3511	
		Bicycles	0	0	
36.	Details of Court cases/ litigations w.r.t. the project and project location if any.				NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 269<sup>th</sup> (Day-1) meeting held on 1<sup>st</sup> November, 2023, 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 maintain height of overhead tank in order to maintain safe distance within CCZM prescribed limits.
2. PP to submit design basis report of proposed STPs along with sections.
3. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
4. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 3520 m<sup>2</sup> 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- 1,47,662.00 m<sup>2</sup>, Non FSI- 1,47,662.00 m<sup>2</sup>, total BUA- 2,56,165.00 m<sup>2</sup>. (Plan approval No-BP/EC/Charholi/08/2023, dated-08.09.2023) (Restricted as per appraisal)

**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, SO<sub>2</sub>, NO<sub>x</sub> (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, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

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

**Signature Not Verified**

Digitally signed by: **Shri Pravin C. Darade , I.A.S.**

Designation: **Member Secretary**

Date and Time: **1/3/2024 2:47:52 PM**