



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

To,

The Director
KRISALA BUILDTECH LLP

Office - M-69, 4th floor, city avenue, s.no.131 (P) 1, Wakad, Pune city,
Pune maharashtra, india - 411057 -411057

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/INFRA2/444576/2023 dated 15 Sep 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC24B038MH110066 |
| 2. File No. | SIA/MH/INFRA2/444576/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential project "41
Luxover" at S.No 144/2, 145/1A/1,
145/2B, 146/1, 146/6/1, 146/6/2, 146/7 &
146/8 , Tathawade Pune by Krisala
Buildtech LLP |
| 7. Name of Company/Organization | KRISALA BUILDTECH 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: 23/07/2024

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

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

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/444576/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Krisala Buildtech LLP,
S. No 144/2, 145/1A/1, 145/2B, 146/1,
146/6/1, 146/6/2, 146/7 & 146/8,
Tathawade Pune.

Subject : Environmental Clearance for Proposed Residential project - "41 Luxovert" at S. No 144/2, 145/1A/1, 145/2B, 146/1, 146/6/1, 146/6/2, 146/7 & 146/8, Tathawade Pune by M/s. Krisala Buildtech LLP.

Reference : Application no. SIA/MH/INFRA2/444576/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 189th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 276th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th June, 2024.

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

1.	Proposal Number	SIA / MH / INFRA2 / 444576 / 2023	
2.	Name of Project	Proposed Residential project "41 Luxovert" at S. No 144/2, 145/1A/1, 145/2B, 146/1, 146/6/1, 146/6/2, 146/7 & 146/8, Tathawade Pune by M/s. Krisala Buildtech LLP.	
3.	Project category	8(a) B2 Building & construction projects	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Aakash Agarwal
		Regd. Office address	Office-M-69, 4 th Floor, City Avenue, S.no. 131 (P) 1, Wakad, Pune city, Pune Maharashtra, India - 411057
		Contact number	9049400222
		e-mail	ec41luxovert@gmail.com
6.	Consultant	VK:e Environmental LLP, Pune	
7.	Applied for	New Project	
8.	Details of previous EC	NA	
9.	Location of the project	S. No 144/2, 145/1A/1, 145/2B, 146/1, 146/6/1, 146/6/2, 146/7 & 146/8, Tathawade Pune	
10.	Latitude and Longitude	Latitude - 18°37'34.82"N / Longitude - 73°45'02.13"E	
11.	Total Plot Area (m2)	16,022 sqm	
12.	Deductions (m2)	230.19 sqm	
13.	Net Plot area (m2)	15,791.81 sqm	
14.	Proposed FSI area (m2)	70103.37 sqm	
15.	Proposed Non-FSI area (m2)	33824.51 sqm	

16.	Proposed TBUA (m2)	103927.88 sqm				
17.	TBUA (m2) approved by Planning Authority till date	-				
18.	Ground coverage (m2) & %	5776.32 sqm				
19.	Total Project Cost (Rs.)	259 Cr				
20.	CER as per MoEF& CC circular dated	-				
	01/05/2018					
21.	Details of Building Configuration: <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt =St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>				Reason for Modification/Change	
	Existing Building as per sanction 2019		Proposed Configuration			
	Building Name	Configuration	Building Name	Configuration	Height (m)	
	NEW PROJECT		TOWER A	S+ 11 Floors	37.80	No Construction Initiated on site. (New Project)
			TOWER B	B+S+P+27 Floors	89.40	
			TOWER C	B+S+P+27 Floors	89.40	
TOWER D			B+S+P+27 Floors	89.40		
MHADA			S + 12 Floors	39.00		
22.	Total number of Tenements	Flats – 619 Nos				
23.	Total number of Population	Total population: 3095 Nos				
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)		
		Fresh Water	279 KLD	Fresh Water	279 KLD	
		Flushing	139 KLD	Flushing	139 KLD	
		Recycled for landscape	36 KLD	Recycled for landscape	0	
		Swimming Pool make up water	5 KLD	Swimming Pool Make up water	5	
		Total	459 KLD	Total	423 KLD	
		Wastewater generation	376 KLD	Wastewater generation	376 KLD	
25.	Water Storage Capacity for Firefighting /U	UGT Fire tank- 600 KLD OHT for each tower fire Tank (A, B, C, D) – 25 KLD OHT for MHADA tower fire Tank – 10 KLD				

26.	Source of water	Pimpri Chinchwad Municipal Corporation		
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth- 4-to-5-meter BGL Pre-Monsoon water depth- 10-to-11-meter BGL	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	Total number of recharge pits – 5 Nos Roof-Top recharge pits – 02 Nos	
			Size of recharge pit – 2.0 x 1.5 x 2 meter Surface recharge pits – 03 Nos Size of recharge pit – 2.0 x 2.0 x 1.9 meter	
		Details of UGT tanks if any:	NA	
		Sewage generation in KLD	376 KLD	
28.	Sewage and Wastewater	STP technology:	MBBR	
		Capacity of STP KLD:	2 No of STP of total – 380 KLD (1 No STP – 350 KLD) for tower (A, B, C, D) (1 No STP – 30 KLD) for tower (MHADA)	
	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	8 kg/day	Will be handed over to Authorized vendor
		Wet waste:	12 kg/day	Will be handed over to Authorized vendor
		Construction waste	20 kg/day	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.
30.	Solid Waste Management during Operation Phase	Type	Qty.(kg/d)	Treatment / disposal
		Dry waste:	619	Will be handed over to SWACH
		Wet waste:	929	Will be operated in OWC
		Biomedical waste	0	NA
		E-Waste	08	will be handed over to authorized vendor
		STP Sludge (dry)	57	Will be operated in OWC
31.	Green Belt Development	Total RG area (m2):	1579.18 sqm	
		Existing trees on plot:	32 Nos	
		Number of trees to be planted:	197 Nos	
		Number of trees to be cut:	20 Nos	
		Number of trees to be Retain:	12 Nos	
		Number of trees to be transplanted	00	
32.	Power	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	41.6 KW	
		During Operation phase (Connected load):	5181 KW	
		During Operation phase (Demand load):	1983 KW	

	requirement:	Transformer:	630 KVA (4 Nos)		
		DG set:	400 KVA (2 Nos)		
		Fuel used:	HSD		
33.	Details of Energy saving		Total energy saving – 18.62 %		
34.	Environmental Management	Parameters	One time cost (Rs)	Annual Cost (Rs.)	
	plan budget during Construction phase	Erosion control- Dust Suppression with Periodic Water Sprinkling	-	86,400.00	
		Barricading	2,53,000.00	-	
		Cost of Topsoil Conservation, including removal of topsoil using Scrapper/JCB and Storage in designated area	1,73,289.60	-	
		Establishment of Labour Colony and Labour Colony Toilets & Sanitation	3,06,250.00	-	
		Labour Colony Maintenance - Cleaning of Waste, Periodic disinfection by pest control measures & health checkup of labour.	-	6,30,000.00	
		Labour Colony Water Supply, including Establishment of Water storage tank and maintenance of area around it	-	2,73,000.00	
		Labour Safety, including provision of safety equipment & tools such as belts, helmets, dust masks, noise muffs etc, as per requirements of Safety Laws pertaining to Construction Sites	-	6,50,000.00	
		Cost of Electricity Backup with DG sets	2,75,000.00	-	
		Environmental Office / Cell on Project Site	-	3,30,000.00	
		Environmental Monitoring	-	7,36,800.00	
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with (MBBR Technology) 2 Nos of STP	1,09,00,000	33,00,000
		RWH	Recharge pits with bore well	3,75,000	50,000
		Solid Waste	OWC (2 OWC proposed)	29,25,000	6,35,932
		Green belt development	Development and Maintenance	1,02,38,720	Rs 5,11,936
		DG Set	DG Set installation	52,00,000	5,20,000
		Energy saving	Solar PV	85,34,623.14	5,31,187.41
		Pumping Cost	Pumping Cost	40,000	1,00,000.00
	Environmental Monitoring	Environment Monitoring Plan	-	3,19,200.00	

		Disaster Management Plan		Lightening Arrester	5,00,000	-
36.	Traffic	Type	Required	Actual	Total parking Area(m2)	
	Management		Parking	Provided		
		4-Wheeler	510	620	4-wheeler- 12.5 sq.m/ no. 2-wheeler – 4 sq.m/no	
		2-Wheeler	626	626		
37.	Details of Court cases / litigations w.r.t. the project and project location if any.				No court cases against project/land as informed by Project proponent.	

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 276th meeting held on 24th June, 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 copy of IoD.
2. PP to submit HT Line NoC and comply with the conditions mentioned therein.
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 1579.18 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. 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 decided to grant EC for-FSI-70103.37 m², Non FSI-33824.51 m², total BUA -103927.88 m². (Plan approval No-BP/EC/Tathwade/08/2024, dated-21.06.2024)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and

- health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
 - IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 - V. Arrangement shall be made that waste water and storm water do not get mixed.
 - VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
 - VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
 - VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
 - IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - X. The Energy Conservation Building code shall be strictly adhered to.
 - XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
 - XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
 - XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
 - XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
 - XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
 - XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
 - XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets

may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter

are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the

Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

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

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

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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

