



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

To,

The Manager Sustainable Development  
KUMAR BEHARAY PROPERTIES LLP  
construction house,796/189-B, Deccan Gymkhana, Bhandarkar Institute  
road, Pune -411004

**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/MIS/76916/2022 dated 16 Jun 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC22B039MH161416  |
| 2. File No.                                   | SIA/MH/MIS/76916/2022                                       |
| 3. Project Type                               | Expansion   |
| 4. Category                                   | B1  |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.            |
| 6. Name of Project                            | Proposed expansion of Residential and<br>Commercial Project |
| 7. Name of Company/Organization               | KUMAR BEHARAY PROPERTIES LLP                                |
| 8. Location of Project                        | Maharashtra   |
| 9. TOR Date                                   | 15 Mar 2022   |

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

Date: 30/09/2022

(e-signed)  
Manisha Patankar Mhaiskar  
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/MIS/76916/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s.Kumar Beharay Properties LLP,  
Plot no. 2, S. no. 69/5B/2, 69/8/1 &  
70/1 TO 17A/1, Kothrud, Tal- Haveli,  
Pune.

**Subject** : Environmental Clearance for Proposed Residential and commercial  
Project at Plot no. 2, S. no. 69/5B/2, 69/8/1 & 70/1 TO 17A/1, Kothrud,  
Tal- Haveli, Pune by M/s.Kumar Beharay Properties LLP.

**Reference** : Application no. SIA/MH/MIS/76916/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 150<sup>th</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251<sup>st</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal No.	SIA/MH/MIS/76916/2022	
2	Name of Project	Proposed Residential and commercial Project by Kumar Beharay Properties LLP.	
3	Project category	8(b), B1	
4	Type of Institution	LLP	
5	Project Proponent	Name	Kumar Beharay Properties LLP
		Regd. Office address	Construction House, 796/189-B, Deccan Gymkhana, Bhandarkar Institute road, Pune – 411004
		Contact number	
		e-mail	moef7@kumarworld.com
6	Consultant	Sneha Hi-Tech Products Pvt. Ltd. Accredited Certificate No. NABET/EIA/2124/RA 0235 dated 05.04.2022 valid till 15.02.2024	
7	Applied for	Expansion	
8	Details of previous EC	SEIAA-EC- 0000000538 dated 27/11/2018 for 1,16,551.31 sq.mt.	
9	Location of the project	Plot no. 2, S. no. 69/5B/2, 69/8/1 & 70/1 TO 17A/1, Kothrud, Tal- Haveli, Pune, Maharashtra.	
10	Latitude and Longitude	Latitude: 18 <sup>o</sup> 29' 51.94"N Longitude: 73 <sup>o</sup> 47' 31.14"E	

11	Total Plot Area (m <sup>2</sup> )	76199.25m <sup>2</sup>					
12	Deductions (m <sup>2</sup> )	8702.38m <sup>2</sup>					
13	Net Plot area(m <sup>2</sup> )	67496.87m <sup>2</sup>					
14	Proposed FSI area(m <sup>2</sup> )	1,37,111.75 m <sup>2</sup>					
15	Proposed non-FSI area(m <sup>2</sup> )	91,825.34m <sup>2</sup>					
16	Proposed TBUA (m <sup>2</sup> )	2,28,937.09m <sup>2</sup>					
17	TBUA (m <sup>2</sup> ) approved by planning Authority till date	2,28,937.09m <sup>2</sup> As per CC/3716/21 dated- 24/02/2022					
18	Ground coverage (m <sup>2</sup> ) &%	36769.48m <sup>2</sup> (54.47%)					
19	Total Project Cost (Rs.)	Rs.500.13/- Cr.					
20	CER as per MoEF & Circular Dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration		
		Not applicable as per OM dtd 25.02.2021					
21	Details of Building Configuration: <Please use following legends:Floor=F,Parking=Pk,Podium=Po,Stilt=St,LowerGround=LG,UpperGround=UG,Basement=B,Shops=Sh>					Reason for Modification/Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	10 bldgs	P+15	49.60	9 bldgs	P+15	49.60	One building removed
	2 bldgs	P+P+15	49.60	2 bldgs	P+P+15	49.60	No change
	7 bldgs	Parking slab	3.05	7 bldgs	P+P+16	55.90	Increased by 1 Parking and 16 Floors
	Commercial	LG + G	5.10	Commercial	LG+ G+1	10.8	Increased by 1 floor
	Club house	G+1	8.00	Club house	G+1	8.00	No change
	Podium 1	P+P+P	9.00	Podium 1	P+P+P	9.00	No change
				14 Bungalows	G+1	6.4	Newly proposed
				Podium 2	P+P	6.00	Newly proposed
22	Total number of tenements	<b>Number of tenements-</b> Total Flats- 1122 Nos (Including 14 Bungalows) Total Shops- 56 nos  <b>Number of expected users –6341 Nos.</b>					
23	Water Budget	Dry Season (CMD)			Wet Season (CMD)		
		Fresh Water	510	Fresh Water	510		
		Recycled water (flushing)	260	Recycled water (flushing)	260		

		Recycled water (gardening)	117	Recycled water (gardening)	0
		Swimming pool	3	Swimming pool	3
		Total	890	Total	773
		Waste Water generation	655	Waste Water generation	655
24	Water Storage Capacity for Firefighting /UGT			Firefighting - Underground water tank - 750.00 CuM	
25	Source of water			Pune Municipal Corporation / Ground Water	
26	Rainwater Harvesting (RWH)	Level of the Ground water table		6-7 m	
		Size and no. of RWH tank(s) and Quantity		NA	
		Quantity and size of recharge pits		22 nos. 1.8 M. X 1.8 M. X 2.0 M	
		Details of UGT tanks if any		NA	
27	Sewage and Wastewater	Sewage generation in CMD		655	
		STP technology		MBBR	
		Capacity of STP (CMD)		685 KLD (300+270+105+10)	
28	Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal	
		Dry waste	15 kg/day	Handed over to municipal facility for disposal	
		Wet waste	10 kg/day		
		Construction waste	At actual	Utilized on site at maximum extent. Rest handed over to local body	
29	Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/disposal	
		Dry waste	1054 kg/day	Handed over to Authorized Agency for disposal	
		Wet waste	703kg/day	Treated in OWC	
		Hazardous waste	Negligible		
		Biomedical waste	Biomedical waste like Mask, Gloves, Face shields etc. (required for Pandemic situation)	Shall be segregated at designated place near OWC and shall be given to authorized vendor for management.	
		E-Waste	9.68 Kg/day	Handed over to Authorized recycler for further handling & disposal purpose.	
		STP Sludge(dry)	102 kg/day	Used as manure for gardening	
30	Green Belt	Total RG area (m <sup>2</sup> )		Total Green area: 7702.38 m <sup>2</sup>	

	Development	Existing trees on plot	394 nos.		
		Number of trees to be planted	1048 nos. (Including existing 291 Nos)		
		Number of trees to be cut	188 no. (Approx.)		
		Number of trees to be retained:	206 no.		
		Number of trees to be transplanted	0		
		Number of compensatory trees	1040 Nos. (Offsite Plantation)		
31		Power	Source of power supply:	MSEDCL	
	During Construction Phase (Demand Load)		116.25 KW		
	During construction phase DG set		1 x 125 KVA		
	During Operation phase (Connected load)		10858 KW		
	During Operation phase (Demand load)		4971 KW		
	Transformer		Existing: 630 KVA- 4 Nos. Proposed: 630 KVA-6 Nos.& 315 KVA-1 Nos		
	DG set		Existing: 2 x 400 KVA Proposed: 1 X 400 KVA, 1 X 250 KVA & 1 x 40 KVA		
	Fuel used		HSD		
32	Details of Energy saving	Total Saving = 17.63 %			
33	Environmental Management plan budget during Construction phase	Type	Details	Cost(Rs. Lakhs)	
		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	30.0	
		O & M	1. Water for Dust Suppression	2.5	
			2. Site Sanitation, Disinfection & Safety	2.0	
			3. Environmental Monitoring	2.0	
			4. Health Check up	1.5	
			5. Environment Management Cell	13.8	
<b>Total</b>	<b>21.8</b>				
34	Environmental Management plan Budget during Operation phase	Component	Detail	Capital Cost (Rs.)	O & M (Rs. lakhs/Y)
		Rain Water Harvesting	Construction of Recharge pits	62.7	1.88
		STP	STP installation & OM	201.73	30.26
		Organic Waste Composting	Installation of OWC machine	42.81	10.46
		Hazardous waste	Negligible	-	-
		e-waste	Charges of	0.28	0.055

			authorized vendors		
		Tree Plantation	Plantation of new trees and maintenance of existing trees	152.69	4.32
		Energy saving	Installation of Energy saving equipments, solar PV panel, hot water system	169.95	4.83
		Environment Management Cell	To monitor sustainability of Environmental Infrastructures	-	2.8
		Environment Monitoring	Noise, air, water, soil, manure monitoring	-	9.6
		Swimming Pool Cost	Construction of swimming pool	56	2.9
		Disaster Management	Cost of disaster preparedness	156.50	
		Biomedical Waste Management	Handling, segregation and management of waste like mask, shields, PPE kits etc.	-	1.0
				<b>842.66</b>	<b>68.10</b>
35	Traffic Management	Type	Required as per DCR	Actual Provided	Area Per Car Parking (m <sup>2</sup> )
		4-Wheeler	1423	1740	26-31
36	Details of Court cases/ litigations w.r.t. the project and project location if any	Case no.: Civil suit 650/2014- Pending at District court Case no.: Civil suit 309/2017 -Pending at District court Case no.: 27/2017- Pending at High court Case no.: 29/2017- Pending at High court <b>All the cases are land related and pending at courts</b>			

3. Proposal is an expansion of existing construction project. PP has received earlier EC Vide SEIAA-EC- 0000000538 dated 27/11/2018 for total BUA of 1,16,551.31 sq.mt. Proposal has been considered by SEIAA in its 251<sup>st</sup> (Day-2) meeting 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 certified Compliance report from Regional Office MoEFCC Nagpur.

2. Proper mitigation measures such as acoustic barriers shall be provided and the construction area shall be confined as already occupancy is given to other residents.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
4. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. 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.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. 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.
4. SEIAA after deliberation decided to grant EC for – FSI – 1,37,111.75 m<sup>2</sup>, Non FSI- 91,825.34 m<sup>2</sup>, Total BUA- 2,28,937.09m<sup>2</sup>. (Plan approval No. CC/3716/21, dated 24/02/2022).

**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. 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.
- XVII. 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.
- XVIII. 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.
- XIX. 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.
- XX. 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](http://parivesh.nic.in)
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. 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.

- XIV. 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 ELA 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.

  
Manisha Patankar-Mhaskar  
(Member Secretary, SEIA) 29/1/2022

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
7. Regional Officer, Maharashtra Pollution Control Board, Pune.