



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

To,

The Manager
KUMAR PROPERTIES AND DEVELOPERS LLP
Kumar Capital, 1st floor, 2413, East street, Camp, Pune -411001

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/287916/2022 dated 09 Aug 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B000MH178080 |
| 2. File No. | SIA/MH/MIS/287916/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | N/A |
| 6. Name of Project | Expansion in Residential Project at S. no. 47/1 + 48/C/2 + 48/C/3 + 48/C/4, village Mundhwa, Haveli, Pune, Maharashtra by Kumar Properties and Developers LLP |
| 7. Name of Company/Organization | KUMAR PROPERTIES AND DEVELOPERS 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: 06/06/2023

(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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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/287916/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s.Kumar Properties and Developers LLP,
S. no. 47/1 + 48/C/2 + 48/C/3 + 48/C/4,
Village Mundhwa, Haveli, Pune.

Subject : Environmental Clearance for Expansion in Residential Project at S. no. 47/1 + 48/C/2 + 48/C/3 + 48/C/4, village Mundhwa, Haveli, Pune, Maharashtra by M/s.Kumar Properties and Developers LLP

Reference : Application no. SIA/MH/MIS/287916/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 166th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 260th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 02.05.2023.

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

1	Proposal Number	SIA/MH/MIS/287916/2022	
2	Name of Project	Expansion of Residential project	
3	Project category	8 (a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Kumar Properties and Developers LLP
		Regd. Office address	Kumar Capital, 1st floor, 2413, East Street, Camp, Pune.
		Contact number	02067641644
		e-mail	moef16@kumarworld.com
6	Consultant	Sneha Hi-Tech Products NABET Accredited Certificate No. NABET/EIA/2124/RA0235 dated 05.04.2022	
7	Applied for	Expansion	
8	Details of previous EC	EC vide letter no. SEIAA-EC-0000001475 on 23.04.2019	
9	Location of the project	S. no. 47/1 + 48/C/2 + 48/C/3 + 48/C/4, village Mundhwa, Haveli, Pune, Maharashtra	
10	Latitude and Longitude	Latitude: 18°31'33.24"N, Longitude: 73°55'50.32"E	
11	Total Plot Area (m2)	22,900.00	
12	Deductions (m2)	3,952.29	
13	Net Plot area (m2)	18,947.71	
14	Proposed FSI area (m2)	57,186.35	
15	Proposed non-FSI area (m2)	27,299.41	

16	Proposed TBUA (m2)	84,485.76																												
17	TBUA (m2) approved by Planning Authority till date	In process																												
18	Ground coverage (m2) & %	8,699.62 sq.m (46 %)																												
19	Total Project Cost (Rs.)	Rs. 309.29 Cr.																												
20	CER as per MoEF & CC circular dated 01/05/2018	NA, per Memorandum 22- 65/2017- IA- III dated 25th February 2021																												
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>																													
	Previous EC / Existing Building	Proposed Configuration																												
	Building name	Configuration																												
	Height (m)	Height (m)																												
	Building A	2B + P + 22 floors																												
	Building B	2B + P + 21 floors																												
	Building C	2B + P + 18 floors																												
23	Total number of tenements	Residential: 488 nos. Users: 2500 nos.																												
24	Water Budget	<table border="1"> <thead> <tr> <th colspan="2">Dry Season (CMD)</th> <th colspan="2">Wet Season (CMD)</th> </tr> </thead> <tbody> <tr> <td>Fresh Water</td> <td>226 KLD</td> <td>Fresh Water</td> <td>226 KLD</td> </tr> <tr> <td>Recycled (Flushing)</td> <td>113 KLD</td> <td>Recycled (Flushing)</td> <td>113 KLD</td> </tr> <tr> <td>Recycled (Gardening)</td> <td>17 KLD</td> <td>Recycled (Gardening)</td> <td>0 KLD</td> </tr> <tr> <td>Swimming Pool</td> <td>--</td> <td>Swimming Pool</td> <td>--</td> </tr> <tr> <td>Total</td> <td>356 KLD</td> <td>Total</td> <td>339 KLD</td> </tr> <tr> <td>Waste water generation</td> <td>293 KLD</td> <td>Waste water generation</td> <td>293 KLD</td> </tr> </tbody> </table>	Dry Season (CMD)		Wet Season (CMD)		Fresh Water	226 KLD	Fresh Water	226 KLD	Recycled (Flushing)	113 KLD	Recycled (Flushing)	113 KLD	Recycled (Gardening)	17 KLD	Recycled (Gardening)	0 KLD	Swimming Pool	--	Swimming Pool	--	Total	356 KLD	Total	339 KLD	Waste water generation	293 KLD	Waste water generation	293 KLD
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Total	356 KLD	Total	339 KLD																											
Waste water generation	293 KLD	Waste water generation	293 KLD																											
25	Water Storage Capacity for Firefighting / UGT (m3)	Fire tank 2 x 150 cum																												
26	Source of water	PMC/treated water																												
27	Rainwater Harvesting (RWH)	<table border="1"> <tr> <td>Level of the Ground water table:</td> <td>13-15 m BGL average</td> </tr> <tr> <td>Size and no of RWH tank(s) and Quantity:</td> <td>Nil</td> </tr> <tr> <td>Quantity and size of recharge pits:</td> <td>7 nos. 1.2 m. X 1.2 m. X 3.00 m</td> </tr> <tr> <td>Details of UGT tanks if any:</td> <td>--</td> </tr> </table>	Level of the Ground water table:	13-15 m BGL average	Size and no of RWH tank(s) and Quantity:	Nil	Quantity and size of recharge pits:	7 nos. 1.2 m. X 1.2 m. X 3.00 m	Details of UGT tanks if any:	--																				
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28	Sew age and Wastewater	<table border="1"> <tr> <td>Sewage generation in CMD:</td> <td>293 KLD</td> </tr> <tr> <td>STP technology:</td> <td>MBBR</td> </tr> <tr> <td>Capacity of STP (CMD):</td> <td>300 KLD</td> </tr> </table>	Sewage generation in CMD:	293 KLD	STP technology:	MBBR	Capacity of STP (CMD):	300 KLD																						
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29	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	8.75	
		Wet waste:	3.75	
		Total waste	12.5	Handed over to local body
30	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	450 kg/day	Handed over to Authorized Agency
		Wet waste:	300 kg/day	Treated in Organic Waste composting Unit
		Hazardous waste:	Negligible	
		Biomedical waste	biomedical waste like Mask, Gloves, Face shields etc. (required for Pandemic situation)	Shall be segregated at designated place near Organic Waste Composter and shall be given to authorized vendor for management.
		E-Waste	1250 kg/year	Shall be handed over to Authorized recycler for further handling & disposal purpose.
	STP Sludge (dry)	45 kg/day	Used as manure for gardening	
31	Green Belt Development	Total RG area (m2):	1899.95 sq.m.	
		Existing trees on plot:	242 nos.	
		Number of trees to be planted on site	389 nos. (Including Existing trees) + 1232 nos. of compensatory trees will be planted outside the project site	
		Number of trees to be cut:	148 nos.	
		Number of trees to be transplanted:	8 nos.	
32	Power requirement:	Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	116.25 KVA	
		During Operation phase (Connected load):	3690 KW	
		During Operation phase (Demand load):	1897 KVA	
		Transformer:	3 X 630 KVA & 1 x 315 KVA	
		DG set:	1 x 500 KVA	

		Fuel used:	HSD		
33	Details of Energy saving	Total energy savings: 19.20 %			
34	Environmental Management plan budget during Construction phase	Construction phase			
		Type	Details	Total Cost (Rs. Lakhs)	
		Capital Cost (Rs. Lakhs)	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	0.78	
		O & M Cost (Rs. Lakhs per annum)	Water for Dust Suppression	0.14	
			Site Sanitation , Disinfection & Safety	3.02	
			Environmental Monitoring	2.0	
			Health Check up	0.72	
			Environment Management Cell	8.4	
Total		14.28			
35	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh.)	O&M (Lakh)
		Sewage treatment	STP Operation and its maintenance	88.35	13.25
		RWH & Storm water	Recharging existing ground water table, SWD - Connection to external line	8	0.5
		Solid Waste	Collection Segregation and management of MSW	12.75	3.17
		Green belt development	Plantation of new trees and maintenance of existing trees	26.8	1.8
		Energy saving	Energy saving measures	120.50	4.33
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	--	3.00
		Environment Management Cell	--	-	6.48
		Disaster Management	Emergency preparedness plan to develop and implement on site	206.23	25
		Total		462.63	57.53

36	Traffic Management	Type	Required as per DCR	Actual Provided	
		4-Wheeler	386	724	25-36
		2-Wheeler	1302	-	-
37	Details of Court cases/litigations w.r.t. the project and project location if any.	No			

Comparative statement for the project-

Sr. No	Description	Details as per EC received dated 23.04.2019	Proposed amendment	Remarks
1	Plot Number	S. no. 47/1 + 48/C/2 + 48/C/3 + 48/C/4	S. no. 47/1 + 48/C/2 + 48/C/3 + 48/C/4	No change
2	Total Plot Area (sq.m)	22,900.00	22,900.00	No change
3	Deductions (sq.m)	5,847.06	3,952.29	Different representation in previous EC , previous area excluding Open space
4	Net Plot Area (sq.m)	17,052.94	18,947.71	
5	Proposed FSI (sq.m)	46,081.41	57,186.35	Increased by 11,104.94 sq.m
6	Non FSI Area (sq.m)	30,986.31	27,299.41	Decreased by 3,686.9 sq.m
7	Total Construction Area (sq.m)	77,067.72	84,485.76	Increased by 7,418.04 sq.m
8	Building Configuration	Total no. of buildings: 3	Total no. of buildings: 3	
		Bldg A : 2B + P + 30 floors	Bldg A: 2B + P + 22 floors	Decrease in 8 nos. of floors
		Bldg B: 2B + P + 30 floors	Bldg B (Wing A to D): 2B + P + 21 floors	4 wings added with decrease in 9 floors
		Bldg C: 2B + P + 22 floors	Bldg C: 2B + P + 18 floors	Decrease in 4 floors
9	No. of tenements & shops	723 nos.	488 nos.	Decrease in tenements by 235 nos.
10	No. of expected users	3615 nos.	2500 nos.	Decrease in users by 1115 nos.
11	Domestic water (KLD)	325	226	Decreased by 99 KLD
12	Flushing water (KLD)	163	113	Decreased by 50 KLD
13	Landscaping water (KLD)	11	17	Increased by 6 KLD

14	Sewage Generation (KLD)	439	293	Decreased by 146 KLD
15	STP capacity (KLD)	440	300	Decreased by 140 KLD
16	Dry Waste (kg/day)	651	450	Decreased by 201 kg/day
17	Wet Waste (kg/day)	976	300	Decreased by 676 kg/day
18	Parking Cars	691 nos.	724 nos.	Increase in car parks by 33 nos.
19	Total Connected Load	1698 KW	3690 kW	As per requirement
20	Total Demand Load	1358 KW	1897 kVA	
21	DG set provision	1 X 500 kVA	1 X 500 kVA	No change
22	RG Area (sq.m)	1894.77	1899.95	As per requirement
23	Total no. of trees	237 nos.	389 nos.	Increased by 152 nos.
24	Project Cost	Rs. 116 Cr	Rs. 309.29	Increased

3. The proposal has been considered by SEIAA in its 260th (Day-1) 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. It is noted that 1384 trees will be planted outside the project site, PP to submit the undertaking for maintenance of the same for the period of 7 years or project completion whichever is later.
2. It is noted that, the planning is not compatible with respect to fire tender movement. PP to submit the provisional fire NoC along with cross section.
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 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- 57,186.35 m², Non FSI- 27,299.40 m², Total BUA- 84,485.75 m². (Plan approval No-, Zone 4/3658 dtd 13.03.2023)

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