



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

To,

The POA holder of M/s. Swadik Trade Pvt Ltd
 SWADIK TRADE PRIVATE LIMITED
 Survey No. 5/1, CTS-1013, Near Kokne Chouk, Rahatani, Pune
 Maharashtra 411017 -411017

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/276279/2022 dated 03 Jun 2022. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC22B038MH174750 |
| 2. File No. | SIA/MH/MIS/276279/2022 |
| 3. Project Type | New |
| 4. Category | B2 |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Proposed Residential and Commercial Project by M/s. Swadik Trade Pvt Ltd through Mr. Sunil Pandurang Mahajan through POA holder Mr. Vijay Somnath Malpure at Survey No. 157 (P) and 158 (P), Wakad, Pune, Maharashtra- 411057. |
| 7. Name of Company/Organization | SWADIK TRADE PRIVATE LIMITED |
| 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: 28/09/2022

(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.

This is a computer generated cover page.

PARIVESH

*(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/276279/2022
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Swadik Trade Pvt Ltd,
Survey No. 157 (P) and 158 (P),
Wakad, Pune.

Subject : Environmental Clearance of Proposed Residential and Commercial Project "ANP Ultimus" at Survey No. 157 (P) and 158 (P), Wakad, Pune by M/s. Swadik Trade Pvt Ltd through Mr. Sunil Pandurang Mahajan through POA holder Mr. Vijay Somnath Malpure

Reference : Application no. SIA/MH/MIS/276279/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 149th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

1.	Proposal Number	SIA/MH/MIS/276279/2022	
2.	Name of Project	Environmental Clearance of Proposed Residential and Commercial Project "ANP Ultimus" by M/s. Swadik Trade Pvt Ltd through Mr. Sunil Pandurang Mahajan through POA holder Mr. Vijay Somnath Malpure at Survey No. 157 (P) and 158 (P), Wakad, Pune, Maharashtra- 411057.	
3.	Project category	8(a), B2	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Vijay Somnath Malpure POA Holder of M/s. Swadik Trade Pvt. Ltd.
		Regd. Office address	Survey No. 5/1, CTS-1013, Near Kokne Chouk, Rahatani, Pune Maharashtra 411 017
		Contact number	9604445566
		e-mail	vijay.malpure@gmail.com
6.	Consultant	Vke Environmental LLP, Pune	
7.	Applied for	Fresh Environmental Clearance	
8.	Details of previous EC	No	
9.	Location of the project	Survey No. 157 (P) and 158 (P), Wakad, Pune, Maharashtra- 411057.	
10.	Latitude and Longitude	Latitude- 18° 35' 36.13" N Longitude- 73° 45' 17.39" E	
11.	Total Plot Area (m2)	20,700	
12.	Deductions (m2)	1445.79 (for 30 m wide DP Road)	
13.	Net Plot area (m2)	19,254.21	
14.	Proposed FSI area (m2)	1,03,777.88	

15.	Proposed Non-FSI area (m2)	43,784.03					
16.	Proposed TBUA (m2)	1,47,561.91					
17.	TBUA (m2) approved by Planning Authority till date	1,47,561.91 Approved as per IOD vide BP/EC/Wakad/12/2022 dated 22/04/2022					
18.	Ground coverage (m2) & %	9901.10 Sq. m (51.42 % of net plot area)					
19.	Total Project Cost (Rs.)	Rs. 421 Crore					
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	
	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
				A Building	B + P + 2 Po + 35 Floors	118.40	New construction
				B Building	B + P + 2 Po + 35 Floors	118.40	
				C Building	B + P + 2 Po + 35 Floors	118.40	
				D Building	B + P + 2 Po + 35 Floors	118.40	
				E Building	B + P + 2 Po + 35 Floors	118.40	
				F Building	B + P + 2 Po + 35 Floors	118.40	
				G Building	G + 3 Floor	12.90	
				H Building (Commercial)	G + 2 Floor	10.05	
				I Building (MHADA)	B + P + 10 Floor	34.05	
				Club House 1	G + 1 Floor	9.00	
			Club House 2	G + 1 Floor	9.00		
22.	Total number of tenements	Total Tenements: 932 Nos. (Residential 847 Nos + MHADA Units 57 Nos.+ Shops 28 Nos)					
23	Total number of Population	Total Population - 4719 Nos. Residential – 4520 Nos., Commercial – 199 Nos.					
24.	Water Budget	Dry Season (CMD)		Wet Season (CMD)			
		Fresh Water	412	Fresh Water	412		
		Flushing	207	Flushing	207		
		Recycled for landscape	28	Recycled for landscape	0		
		Swimming Pool	10	Swimming Pool	10		
		Total	657	Total	629		
		Wastewater generation	599	Wastewater generation	599		

25.	Water Storage Capacity for Firefighting UGT	Firefighting Underground water tank: 600 KLD for A to F Building and 75 KLD for Commercial Building & MHADA Building. Firefighting Overhead water tank: 20 m3 per wing and 5 m3 for MHADA		
26.	Source of water	Pimpri Chinchwad Municipal Corporation		
27.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 16.33 m. to 23.00 m. BGL. (19.67 M. Average) Rainy Season – 5.67 m. to 9.00 BGL. (7.33 M. Average) Winter Season – 11.00 m. to 16.00 m. BGL. (13.50 BGL Average)	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	No. of recharge pits: Total 10 Nos. (5 for Roof-Top & 5 for Surface Run-Off) Size: a) 1.50 m. X 3.00 m. X 2.00 m. (Or equivalent volume) with 50 to 60 m. Deep 6” Dia. Bore Well via 0.9 m. Dia. 1.0 m. Depp de-siltation pit for RT & b) 1.50 m. X 3.00 m. X 1.75 m. (Or equivalent volume) with 50 to 60 m. Deep 6” Dia. Bore Well via 0.9 m. Dia. 2.0 m. Depp de-siltation pit for Surface	
		Details of UGT tanks if any:	NA	
28.	Sewage and Wastewater	Sewage generation in KLD	599 KLD	
		STP technology:	MBBR	
		Capacity of STP KLD:	610 KLD (Residential: 550 KLD and, MHADA and Commercial: 60 KLD)	
29.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal
		Dry waste:	18 kg/day	The maximum construction waste will be used within the site for levelling purposes and base course preparation of internal approach roads.
		Wet waste:	12 kg/day	
		Construction waste	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	Quantity	Treatment / disposal
		Dry waste:	934 Kg/day (847 Kg/day+87 Kg/day)	Handed over to authorize recycler for further handling & disposal purpose.
		Wet waste:	1376 Kg/day (1271 Kg/day + 106 Kg/day)	Wet waste will be treated in onsite organic waste converter machine.
		Hazardous waste:	NA	NA
		Biomedical waste	NA	NA
		E-Waste	13 Kg/day	Handed over to authorized

				recyclers for further handling & disposal purpose.	
		STP Sludge (dry)	94.5 Kg/day	Will be used as manure	
31.	Green Belt Development	Total RG area (m2):	1925 Sq m		
		Existing trees on plot:	07 Nos		
		Number of trees to be planted:	256 Nos		
		Number of trees to be cut:	01 Nos		
		Number of trees to be retained:	06 Nos		
32.	Power requirement:	Source of power supply:	MSEDCL		
		During Construction Phase (Demand Load):	250 KVA		
		During Operation phase (Connected load):	9482 KW		
		During Operation phase (Demand load):	3284 KW		
		Transformer:	7 x 630 kVA, 1 x 400 kVA		
		DG set:	2 x 625 kVA, 1x320 kVA		
		Fuel used:	HSD		
33.	Details of Energy saving	Total Solar PV capacity- 174.9 KW i.e., 5.3% of demand load (3284 KW)			
34.	Environmental Management plan budget during Construction phase	Type	Details	Cost (Rs. In Lacs)	
		Air Environment	Erosion control -- dust suppression measures, barricading and topsoil preservation	13.487	
		Land	Labor Camp toilets & sanitation	7.20	
		Health and Safety	Labor Safety Equipment's and training	3.0	
		Health facility	Disinfection and Health Check-ups	8.316	
		Environment Management	Environment management cell	3.265	
		Environment Management	Environmental Monitoring	1.75	
		DG Set	1 x 250 Kva	13.0	
		CER	CER	Update during presentation	
35.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Lakh)	O&M (Lakh /Y)
		Sewage treatment	STP with MBBR Technology	164.0	28.5
		RWH	Recharge pits with bore well	12.50	0.50
		Solid Waste	OWC	33.25	8.83
		Green belt development	Development and Maintenance	11.71	1.17
		Energy saving	Solar water heating system, solar streetlights	79.39	7.872
		Environmental Monitoring	Environment Monitoring Plan	---	3.265
		DG set	2 x 625 kVA, 1x320 kVA	106.2	10.0

		Disaster Management Plan		Lightening Arrester	17.0	-
36.	Traffic Management	Type	Required as per DCR	Actual Provided	Total parking Area (m2)	
		4-Wheeler	697	986	8912.50	
		2-Wheeler	949	1108	1994.00	
37.	Details of Court cases / litigations w.r.t. the project and project location if any.	Not Applicable				

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 251st (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. PP to abide the all conditions stipulated in fire NoC.
2. PP to submit the Architect certificate certifying the construction potential of the plot.
3. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
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-LA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI – 1,03,777.88 m2, Non FSI- 43,784.03m2, Total BUA- 1,47,561.91 m2. (Plan approval No. EC/Wakad/12/2022, Dated 22/04/2022).

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
- 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, 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.


Manisha Patankar-Moankar
(Member Secretary, SEIAA) 28/9/2022

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

