



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

To,

The Partner  
A ADVANI PROPERTIES LLP  
D 10/11, Mantri Manor Society, Lane No. 5, Koregaon Park, Pune 411001  
-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/256269/2022 dated 11 Feb 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | EC22B038MH198327                                   |
| 2. File No.                                | SIA/MH/MIS/256269/2022                             |
| 3. Project Type                            | Expansion  |
| 4. Category                                | B2   |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects            |
| 6. Name of Project                         | "Platinum Capital" by M/s. A Advani Properties LLP |
| 7. Name of Company/Organization            | A ADVANI PROPERTIES 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: 09/06/2022

(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/256269/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. A Advani Properties LLP  
S. No. 81/27 (pt), Corresponding CTS No. 1340  
Mouje Mundhwa, Pune

Subject: Environmental Clearance for "Platinum Capital" at S. No. 81/27 (pt), Corresponding CTS No. 1340 Mouje Mundhwa, Pune by M/s. A Advani Properties LLP

Reference: Application no. SIA/MH/MIS/256269/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- 3 in its 124<sup>th</sup> & 138<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 233<sup>rd</sup> & 243<sup>rd</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Name of project	Platinum Capital by A Advani Properties LLP
Project Category	8a (B2)
Type Of Institution	Private
Project Proponent	Name: Mr. Varun Anil Advani Office address: D 10/11 Mantri Manor Society, Lane No. 5, Koregaon Park Pune 411001, Pune, Maharashtra- 411001 Contact No: 020-26155859 e-mail: info@advani.com
Consultant	Enviro Analyst and Engineers Pvt. Ltd.
Applied for	EC Amendment
Details of Previous EC	SIA/MH/MIS/129500/2019 dated 29.04.2021
Location of Project	Mouje Mundhwa, Pune
Latitude and Longitude	18°32'5.95"N, 73°54'42.41"E
Total Plot area (m2)	8100
Deductions (m2)	3924.15
Net Plot area (m2)	4175.85 (Plot A: 3895.97 and Plot B 279.88 per layout sanction)
Proposed FSI area (m2)	21028.18
Proposed Non FSI area (m2)	9073.48
Proposed TBUA (m2)	30101.66
TBUA (m2) approved by	FSI – 21028.18

Planning authority till date	Non FSI – 9073.48 Total BUA – 30101.66 Sanction No.: CC/0690/21 DPO/Zone No. 04 dated: 24.06.2021 from PMC					
Ground Coverage (m2)	1788.23 (including services and ramp)					
Total Project Cost (Rs)	Rs. 98.29 Cr.					
CER as per MoEF and CC circular dated 1.5.2018	CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020					
Details of Building Configuration						
	Existing Building			Proposed Configuration		
	Buildin g Name	Configuration	Height	Buildin g Name	Configuration	Height
	1	3 Basement + Ground + 14 Upper Floors	53.25	1	2 Basements + Ground +Ground Mezzanine Floor 1st & 2nd floor restaurant & retail shops +3rd & 4th floor parking +5th to 16 Upper Floors Offices	64.65
Total No. of Tenements	Restaurant = 14 nos., Retails = 16 nos., Offices = 200 nos.					
Water Budget						
	DRY SEASON			WET SEASON		
	Fresh	83		Fresh	83	
	Recycled	51		Recycled	51	
	Swimming Pool	00		Swimming Pool	00	
	Flushing	46		Flushing	46	
	Gardening	05		Gardening	00	
	Total	134		Total	129	
	Wastewater r Generation	109		Wastewater r Generation		
Water Storage Capacity for Firefighting UGT	Fire Fighting UGT: 200 CUM Existing: 200 CUM Proposed: 200 CUM					
Source of water	PMC					
Rainwater Harvesting (RWH)	Level of GW table Post monsoon- 5 to 6 Mt. below ground level. Pre monsoon- 15 to 20 Mt. below ground level.					
	Size and No. of RWH tank – NA					
	Qty and size of recharge pit – 4 Nos.					

	Size: 3m x 3m x 5.3m		
	Details of UGT: Fire tank: 200 CUM, RAW Tank- 62CUM, Domestic Tank- 66.6KLD		
	Domestic: 66.6KLD		
Sewage and wastewater	Sewage Generation in CMD : 109		
	STP technology : MBBR		
	Capacity of STP (CMD) : 120		
Solid waste Management during construction	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	14	
	Wet	9	
	Construction waste	26319 CUM	Top Soil 8000 CUM utilized within Project Site. 18319 CUM to be sent to crusher for using it as coarse and fine aggregate
Solid waste Management during Operation phase	Type	Quantity(kg/d)	Treatment/Disposal
	Dry	210	Authorized vendor
	Wet	429	OWC
	Hazardous		--
	Biomedical		--
	E-Waste	6.52	Authorized vendor
	STP-Sludge (dry)	5	Use as manure
Green belt development	Type		
	Total RG area		418.80
	Existing tree on plot		14
	No. of trees to be planted		79
	No. of trees to be cut		2
	No. of trees to be transplanted		11
Power Requirement	Source of Powersupply		MSEDCL
	During Constructionphase (Demand Load)		24 kW
	During Operation Phase (ConnectedLoad)		2589.46 kW
	During OperationPhase (Demand Load)		1699.64 kW
	Transformer		3 Nos. X 630 KVA
	DG Set		2 Nos. X 910 KVA
	Fuel Used		HSD
Details of Energy Saving	The following Energy Conservation Methods are proposed in the project: <ul style="list-style-type: none"> <li>Solar PV will be provided for common lighting.</li> <li>Auto timer control for external and common lightening.</li> </ul>		

	<ul style="list-style-type: none"> <li>• Use of LED lamps in all public/ common areas</li> <li>• Efficient motors &amp; pumping system, Efficient lifts</li> <li>• Total Savings: 34% Savings on common load and 5.6 % of total Project electrical load.</li> </ul>			
Environment Management Plan during Construction	Type	Details	Cost	
Phase	Capital	Air Environment, water Environment, Land Environment, Socio economic etc.	10.88	
	O&M	Air Environment, water Environment, Land Environment, Socio economic etc.	1.94	
Environment Management Plan during Operation Phase	Component	Details	Capital (Lakhs )	O&M (Lakhs/yr)
	Storm water	2 Nos. RWH pits proposed	1.80	0.09
	STP	STP 1 No. proposed	34.00	6.5
	RWH	NA		
	Swimming Pool	NA		
	Solid Waste	1 No. OWC proposed	6.2	2.3
	Green Development	Landscape development	10.16	0.90
	Energy Saving	-	66.30	3.69
	Environmental Monitoring	-	MoEF &CC approved	7.87
	Disaster Management	-	269	23.22
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking(m2)
	4-wheeler	240	240	12.5
	2-wheeler	1047	1047	2.5
Details of court cases/litigations wrt project and project location if any	NA			

3. Proposal is an expansion of existing construction project. PP obtained earlier EC vide SIA/MH/MIS/129500/2019 dated 29.04.2021 for total BUA of 23,574.62 m<sup>2</sup>. The proposal has been considered by SEIAA in its 243<sup>rd</sup> (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 Ensure compliance of Tree NOC issued regarding transplantation of 11 number of trees.
2. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places.
3. An Architect Certificate shall be submitted stating that since appraisal of the project no additional construction is carried out there is no change in the project.

**B. SEIAA Conditions-**

1. 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.
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.

**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 break-up. These costs 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 <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:-**

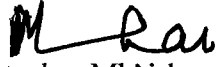
- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to



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.
3. 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.
  4. 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.
  5. 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.
  6. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
  7. 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.

8. 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-Mhiskar  
(Member Secretary, SEIAA) 16/06/2022

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.

