



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

To,

The Managing Director
SIMAR PRIDE VENTURES LLP
Sai trade centre, FF 101-104, Railway Station Aurangabad -431001

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/424988/2023 dated 07 Apr 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC23B039MH137607 |
| 2. File No. | SIA/MH/INFRA2/424988/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(b) Townships and Area Development projects. |
| 6. Name of Project | "One World, Our World" |
| 7. Name of Company/Organization | SIMAR PRIDE VENTURES 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: 11/10/2023

(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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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/424988/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Simar Pride Ventures LLP,
C. T. S. no. 16315, Pratapnagar,
Chhatrapati Sambhaji Nagar.

Subject : Environmental Clearance for Proposed Township project "One world Our world" Housing Project at C. T. S. no. 16315, Pratapnagar, Chhatrapati Sambhaji Nagar by M/s Simar Pride Ventures LLP.

Reference : Application no. SIA/MH/INFRA2/424988/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 175th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 265th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 25th August, 2023.

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

1.	Proposal Number	SIA/MH/INFRA2/424988/2023	
2.	Name of Project	Proposed Township project "One world Our world" Housing Project at Pratapnagar, Chhatrapati Sambhaji Nagar (Aurangabad).	
3.	Project category	8(b)	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Nitin V. Bagadia
		Regd. Office address	Sai Trade Center, FF 101-104, Railway Station Aurangabad
		Contact number	9326133690
		e-mail	nitinbagadia11@gmail.com
6.	Consultant	Building Environment (I) Pvt. Ltd. Certificate No. NABET/EIA/2225/RA 0267_Rev 01 Valid Till- 27.05.2025	
7.	Applied for	Fresh Environment Clearance	
8.	Details of previous EC	-	
9.	Location of the project	C. T. S. no. 16315, Pratapnagar, Chhatrapati Sambhaji Nagar, Maharashtra	
10.	Latitude and Longitude	Latitude: 19°51'27.30"N Longitude: 75°19'45.76"E	
11.	Total Plot Area (m2)	44,527.02 sq.mt	
12.	Deductions (m2)	2,920.23 sq.mt	
13.	Net Plot area (m2)	41,606.94 sq.mt	
14.	Proposed FSI area (m2)	1,94,258.29 sq.mt	
15.	Proposed non-FSI area (m2)	65,653.95 sq.mt	
16.	Proposed TBUA (m2)	2,59,912.24 sq.mt	
17.	TBUA (m2) approved by	83036.88 sq.mt	

	Planning Authority till date				
18.	Ground coverage (m2) & %	30,918.54 sq.mt (74.3 %)			
19.	Total Project Cost (Rs.)	495 Cr			
20.	CER as per MoEF & CC circular dated 01/05/2018	CER Shall be implemented as a part of EMP			
Details of Building Configuration :					
	Building Name	Configuration	Height (mts)		
	Bldg. A1	P1+P2+21	70		
	Bldg. A2	P1+P2+21	70		
	Bldg. A3	P1+P2+21	70		
	Bldg. A4	P1+P2+21	70		
	Bldg. A5	P1+P2+21	70		
	Bldg. A6	P1+P2+21	70		
	Bldg. B1	P1+P2+21	70		
	Bldg. B2	P1+P2+21	70		
	Bldg. C1	P1+P2+21	70		
	Bldg. C2	P1+P2+21	70		
	Bldg. C3	P1+P2+21	70		
	Bldg. C4	P1+P2+21	70		
	Bldg. C5	P1+P2+21	70		
	Bldg. C6	P1+P2+21	70		
	Bldg. C7	P1+P2+21	70		
	Bldg. C8	P1+P2+21	70		
	Bldg. D	P1+P2+21	70		
	MHADA	P1+16	52		
	Commercial Building E1E2	B+G+2	09.45		
	Commercial Building E3E4	B+G+2	09.45		
	Club House	G+3	10.50		
22.	Total number of tenements		Flats: 1504 Nos. Shops:152 Nos.		
23.	Water Budget	Dry Season (CMD)		Wet Season (CMD)	
		Domestic	792	Domestic	792
		Flushing	429	Flushing	429
		Landscaping	26	Landscaping	0
		Total	1247	Total	1221
		Waste water generation	1142	Wastewater generation	1142
24.	Water Storage Capacity for Firefighting / UGT (KLD)			Domestic water tank: 1360 KLD Flushing water tank: 445 KLD Fire frightening water tank: 1600 KLD	
25.	Source of water			Municipal Corporation	
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:		5 m	
		Size and no of RWH tank(s) and Quantity:		3 Tanks of Capacity 100KLD, 100 KLD and 75KLD each For Rain water harvesting	

		Quantity and size of recharge pits:	-		
		Details of UGT tanks if any:			
27.	Sewage and Wastewater	Sewage generation in CMD:	1142		
		STP technology:	MBBR		
		Capacity of STP (CMD):	1250		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	27	Collected and segregated by providing separate bins on site and will be handed over to authorized vendor	
		Wet waste:	18		
		Construction waste	17802	Reuse on site	
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	1894	Disposed through authorized vendor	
		Wet waste:	2665	Through SMART Drum Composter Machine - Organic Waste Converter	
		Hazardous waste:	NA	-	
		Biomedical waste	NA	-	
		E-Waste	24.89	Shall be handed over to Authorized vendor	
30.	Green Belt Development	Total RG Area (m2): 4775.32 m2			
		Existing trees on plot: 20 Nos.			
		Number of trees to be planted : 598 Nos.			
		Number of trees to be Cut: 3 Nos.			
		Number of trees to be transplanted: 17 Nos.			
31.	Power requirement:	Source of power supply:		Maharashtra State Electricity Distribution Corporation Ltd. (MSEDCL)	
		During Operation phase (Connected load)		11026 KW	
		During Operation phase (Demand load)		5670 KW	
		Transformer:		630 KVA * 10 Nos	
		DG set		1) 250 KVA X 1 No. 2) 225 KVA X 2 No.	
		Fuel used		Diesel	
32.	Details of Energy saving	Use of LED lights in Parking area, lift-lobby, and staircase. Using solar system in Common Area Lighting & Street/ Landscape lights with LED lamps.			
33.	Environmental Management plan budget during Construction phase	Sr. No.	Attributes	Parameter	O & M Cost (Rs. In Lakhs/year)
		1	Dust pollution	Water spray for dust suppression	5.7
				Water sprinkler by Tanker water	3

		2	EHS	Site sanitation and Potable Water Supply to Labour Health check-up & first aid Safety Personal Protective Equipment (Helmets, Safety Shoes, Safety Belt, Googles, Hand Gloves etc.) & work related safety equipment.	21
		3	Environment monitoring	Environmental Monitoring (As per the CPCB guidelines through MoEF Approved laboratories)	2
		6	Traffic Management	Traffic Management (Sign Boards, Persons at entry exit and Parking area)	2
		8	Storm water management	Storm water Management (SWD along plot boundary and Sedimentation Pits)	1.2
		10	Maintenance	Tyre cleaning and Vehicle maintenance	1.2
		12	Sanitation	Disinfection	0.8
		13	Waste management	Debris & construction waste	9.0
		Total Cost			46
34.	Environmental Management plan Budget during operation phase	Sr. No.	Particulars	Capital Cost (Lacs)	O & M Cost (Lacs)
		1	Sewage Treatment Plant	435	80
		2	RWH System	50	5
		3	Environmental Monitoring	30	15
		4	Solid Waste Management	48	7
		5	Energy conservation measures	114	7
		6	Landscaping	155	17
			DMP	192	23
		Total Cost		1024	155
35.	Traffic Management	Type	Required as per DCR	Actual Provided	
		4-Wheeler	1004	1004	
		2-Wheeler	3289	3289	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No litigation pending against the project.	

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 265nd (Day-2) meeting held on 125th August, 2023 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 carbon foot print report
2. PP to submit tree cutting NOC and revalidated water supply NOC.
3. PP to submit copy of development agreement.
4. PP to submit details of rain water Harvesting incorporating run off from catchment area near higher altitudes of the project site and details of provision for roof top and

surface recharge. PP to submit hydro-geological report for the site incorporating calculations for pre and post monsoon season.

5. PP to submit details of refuge area calculations with considering movement of physically challenged persons.
6. PP to justify efficacy and utility of provision of water storage tanks proposed on site.
7. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
8. PP to ensure that, the water proposed to be used for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

B. SEIAA Conditions-

1. PP has provided mandatory RG area 4372.32 of m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is only for i.e. Building A1, A2, B1, B2, C1, C2, MHADA building and Commercial building E1, E2, E3 and E4 i.e. excluding the Bldg. A3, Bldg. A4, Bldg. A5, Bldg. A6, Bldg. C3, Bldg. C4, Bldg. C5, Bldg. C6, Bldg. C7, Bldg. C8 and Bldg. D as PP has not obtained CFO NOC for the same.
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
6. SEIAA after deliberation decided to grant EC for – FSI-93363.34 m2, Non FSI-31216.26 m2 and total BUA-123579.60 m2. (Plan approval No.358/2022-23, dated-08.03.2023) (Restricted as per approval)

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, Chhatrapati Sambhaji Nagar.
6. Commissioner, Chhatrapati Sambhaji Nagar Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Chhatrapati Sambhaji Nagar.

