



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

To,

The Director
 KRISNA NIRMAAN SKYSCRAPER LLP
 1, New bazar, Khadki road Pune -411003

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/INFRA2/452738/2023 dated 20 Nov 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|---|
| 1. EC Identification No. | EC25B038MH150997 |
| 2. File No. | SIA/MH/INFRA2/452738/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Residential and commercial project at S.NO. 12(P), Hissa No. 12/4 , 12/4/1, 12/4/2, 12/4/3, 12/4/5,12/4/6, 12/4/8, 12/4/10, 12/4/11, 12/4/14, 12/4/15, 12/4/16, 12/4/17, 2/4/18, 12/4/19, 12/4/21, 12/4/22, 12/4/23, 12/4/24, 12/4/28, at Dhanori, Pune by Krishna Nirmaan Skyscraper LLP |
| 7. Name of Company/Organization | KRISNA NIRMAAN SKYSCRAPER 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: 22/07/2025

(e-signed)
Smt. Jayashree Bhoj (IAS)
 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/INFRA2/452738/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Krisna Nirmaan Skyscraper LLP.
H No. 4, New Bazar, Near PMT stop,
Khadki, Pune- 411003

Subject : Environmental Clearance for Residential and commercial project at S.NO. 12(P), Hissa No. 12/4 , 12/4/1, 12/4/2, 12/4/3, 12/4/5, 12/4/6, 12/4/8, 12/4/10, 12/4/11, 12/4/14, 12/4/15, 12/4/16, 12/4/17, 12/4/18, 12/4/19, 12/4/21, 12/4/22, 12/4/23, 12/4/24, 12/4/28, at Dhanori, Pune by M/s. Krisna Nirmaan Skyscraper LLP.

Reference : Application no. SIA/MH/INFRA2/452738/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 188th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 296th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 19th June, 2025.

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

1.	Proposal Number	SIA/NH/INFRA2/452738/2023	
2.	Name of Project	Residential and commercial project at S.NO. 12(P), Hissa No. 12/4, 12/4/1, 12/4/2, 12/4/3, 12/4/5, 12/4/6, 12/4/8, 12/4/10, 12/4/11, 12/4/14, 12/4/15, 12/4/16, 12/4/17, 12/4/18, 12/4/19, 12/4/21, 12/4/22, 12/4/23, 12/4/24, 12/4/28, at Dhanori, Pune by Krisna Nirmaan Skyscraper LLP.	
3.	Project category	8a. B2 Building and Construction project	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Sandeep Ramdas Goyal
		Regd. Office address	H No. 4, New Bazar, Near PMT stop, Khadki, Pune, Maharashtra, 411003
		Contact number	9850950454
		e-mail	amorapolis@gmail.com
6.	Consultant	VK:e environmental LLP	
7.	Applied for	New Environmental Clearance	
8.	Details of previous EC	NA	

9.	Location of the project	S.NO. 12(P), Hissa No. 12/4, 12/4/1, 12/4/2, 12/4/3, 12/4/5, 12/4/6, 12/4/8, 12/4/10, 12/4/11, 12/4/14, 12/4/15, 12/4/16, 12/4/17, 12/4/18, 12/4/19, 12/4/21, 12/4/22, 12/4/23, 12/4/24, 12/4/28, at Dhanori, Pune				
10.	Latitude and Longitude	Latitude - 18°36'10.78"N, Longitude - 73°54'9.37"E				
11.	Total Plot Area (m2)	15,103.00				
12.	Deductions (m2)	4,751.18				
13.	Net Plot area (m2)	14,068.77				
14.	Proposed FSI area (m2)	47,349.22				
15.	Proposed non-FSI area (m2)	25,421.59				
16.	Proposed TBUA (m2)	72,770.81				
17.	TBUA (m2) approved by Planning Authority till date	--				
18.	Ground coverage (m2) & %	6,543.37 (46.5%)				
19.	Total Project Cost (Rs.)	196 Cr				
20.	CER as per MoEF & CC circular dated 01/05/2018	—				
21.	Details of Building Configuration: <Please use following legends: Parking = P, Podium = Po, Basement = B, Lower ground = LG, Upper ground = UG>					Reason for Modification / Change
	Previous EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	—	—	—	Wing A	B + P + Po. + 13 floors	43.20
	—	—	—	Wing B	B + P + Po. + 13 floors	43.20
	—	—	—	Wing C	B + P + Po. + 13 floors	43.20
	—	—	—	Wing D	B + P + Po. + 13 floors	43.20
	—	—	—	Wing E	B + P + Po. + 13 floors	43.20
	—	—	—	Wing A1 (inclusive housing)	B + P + 6 floors	20.10
	—	—	—	Comm. bldg	LG + UG + 2 floors	12.40
22.	Total number of tenements	Flats: 464 Shops: 32				
	Total number of users	Residential: 2,320 nos. Commercial: 370 nos. Total: 2,690				
		Dry Season (CMD)			Wet Season (CMD)	
		Fresh Water	223	Fresh Water	223	
		Recycled water Flushing	112	Recycled water Flushing	112	
		Swimming Pool make up water	00	Swimming Pool make up water	00	

23.	Water Budget	Recycled water Gardening	06	Recycled water Gardening	00
		Total Water Requirement	341	Total Water Requirement	335
		Wastewater generation	301	Wastewater generation	301
24.	Water Storage Capacity for Firefighting / UGT	UGT Fire tank- 425 Cum OHWT Fire Tank- 20 Cum per bldg			
25.	Source of water	Pune Municipal Corporation			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Post-Monsoon water depth- 4.5 m BGL Pre-Monsoon water depth- 6 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	Total no of Recharge Pit - 15 nos. Surface Runoff pits = 9 Rooftop Runoff pits = 6		
			Dimension: 1m dia. X 1 m below inlet level with BW 60m		
		Details of UGT tanks if any:	925 KLD		
27.	Sewage and Wastewater	Sewage generation in CMD:	301		
		STP technology:	MBBR		
		Capacity of STP (CMD):	305		
28.	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	8	Will be handed over to Authorized vendor	
		Wet waste:	12	Will be handed over to Authorized vendor	
		Construction waste	The construction waste generated during construction shall be segregated, reused on site and surplus shall be led to scrap dealers for recycling.		
29.	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	520	Will be handed over to SWACH	
		Wet waste:	733	Will be operated in OWC	
		Hazardous waste:	-	NA	
		Biomedical waste	-	NA	
		E-Waste	8	will be handed over to authorized vendor	
		STP Sludge (dry)	30.5	Will be operated in OWC	
30.	Green Belt Development	Required open space (m ²)	1,035.18		
		Existing trees on plot	35		
		Number of trees to be retained	35		
		Number of trees to be cut	0		
		Number of trees required	130		
		Number of trees provided	147		
		Source of power supply	MSEDCL		
		During Construction Phase (Demand Load)	75 KW		

31.	Power requirement:	DG set:	82.5 KVA		
		During Operation phase (Connected load)	3,638 KW		
		During Operation phase (Demand load)	1,631 KW		
		Transformer	3 x 360 KVA		
		DG set	1 x 320 KVA 1 x 200 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	5% of Demand load through renewable energy			
33.	Environmental Management plan budget during	Type	Details	Cost Rs. In lakhs	
		Air Environment	Erosion control – dust suppression measures,	4,53,200	
	Construction phase		barricading and topsoil preservation		
		Land	Labour Camp toilets & sanitation	7,75,000	
		Health and Safety	Labour Safety Equipment's and training	3,03,000	
		Facility	Disinfection and Health Check-ups	6,50,000	
		Environment Management	Environmental Monitoring cell	4,74,000	
		Environment	Environmental Monitoring	7,36,800	
		DG set		4,56,500	
		Total		38,48,500	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital Cost (Rs.)	O&M (Rs. /Y)
		Sewage treatment	STP with MBBR technology	1,25,00,000	12,50,000
		Solid Waste	OWC	25,25,000	5,68,386
		Biomedical Waste Management	-		
		RWH	Recharge Pits	15,00,000	1,50,000
		Green belt development	Development & maintenance of green area	36,18,000	9,90,000
		Energy saving	1. For Solar PV Panel 2. For Solar Hot Water.	1,13,35,000	5,85,775
		DG Set Installation		26,00,000	3,00,000
		Environmental Monitoring	-		3,19,200
		Disaster Management	Lightening Arrester	3,00,000	

35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m ²)
		4-Wheeler	374	376	12.5
		2-Wheeler	1384	1384	2
36.	Details of Court cases / litigations w.r.t. the project and project location if any.			No court case as informed by Project Proponent	

Proposal is a new construction project. Proposal has been considered by SEIAA in its 296 (Day-2) meeting held on 19th June, 2025 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:

SEAC Conditions-

1. PP to submit copy of IoD.
2. PP to submit NoC for water supply and drainage NoC.
3. PP to submit NoC from Defence Department.
4. PP to ensure that traffic movement for commercial and residential components do not interfere with each other.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.
6. 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.

SEIAA Conditions-

1. PP has provided mandatory RG area of 1,035.18 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. Occupation certificate shall be issue only after availability of sustainable water supply. Local planning authority to ensure the compliance of 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 decided to grant EC for FSI-47,349.22 m², Non FSI- 25,421.59 m², total BUA- 72,770.81m². (Plan approval No. Zone 1/1441 dated 05.06.2025)

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.

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, 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.


Jayashree Bhoj (IAS)
(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 (PMC).
7. Regional Officer, Maharashtra Pollution Control Board, Pune.

Signature Not Verified

Digitally signed by: Smt. Jayashree
Bhoj (IAS)

Designation: Member Secretary

Date and Time: 7/22/2025 4:11:32 PM