सत्यमेव जयते

File No: SIA/MH/INFRA2/578536/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Date **26/08/2026**

To,

Sanidhya Saraf
Fire Arcor Infrastructure private limited
Khasra No. 116, (Previously 120/2), Village-Kothewada, Taluka-Hingna, Nagpur-441122, NAGPUR, MAHARASHTRA, 441122
sanidhya@firearcor.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/578536/2026 dated 11/05/2026 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26B3812MH5855813N
(ii) File No.	SIA/MH/INFRA2/578536/2026
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres,8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	“THE EMPYREAN” City Project by M/s Fire Arcor Infrastructure Pvt. Ltd
(viii) Name of Company/Organization	Fire Arcor Infrastructure private limited
(ix) Location of Project (District, State)	NAGPUR, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. **Plot/Survey Khasra Nos.:** New 116 , Kotewada , PO- Gumgaon

4. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
5. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link click here.
6. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
7. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
8. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the SEIAA Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Sanidhya Saraf under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
9. The issuing authority reserves the right to stipulate additional conditions, if found necessary.
10. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
11. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
12. General Instructions:

    (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
    (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
    (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
    (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
    (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
    (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
    (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific

S. No	EC Conditions
1.1	1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same. 2. PP to prepare and implement plan to make proposed project a plastic free zone. 3. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water. 4. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time. 5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025. 6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

Annexure 2

Details of the Project

<table>
<tr><th>S. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>a.</td><td>Details of the Project</td><td>“THE EMPYREAN” City Project by M/s Fire Arcor Infrastructure Pvt. Ltd</td></tr>
<tr><td>b.</td><td>Latitude and Longitude of the project site</td><td>21.01376313359769,79.0040340132533
21.022691770317,79.01325717986578</td></tr>
<tr><td>c.</td><td>Land Requirement (in Ha) of the project or activity</td><td>
<table>
<tr><th>Nature of Land involved</th><th>Area in Ha</th></tr>
<tr><td>Non-Forest Land (A)</td><td>40.14</td></tr>
<tr><td>Forest Land (B)</td><td>0</td></tr>
<tr><td>Total Land (A+B)</td><td>40.14</td></tr>
</table>
</td></tr>
</table>

S. No.	Particulars	Details
d.	Date of Public Consultation	Public consultation for the project was held on
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	60000
g.	EMP Cost (in lacs)	440
h.	Employment Details	

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
0	By-Product	0	0	0	NA	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/578536/2026
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Fire Arcor Infrastructure Pvt. Ltd.
Khasra No. 116 (Previously 120/2),
Village – Kothewada, Taluka – Hingna,
District – Nagpur – 441122.

Subject : Environmental Clearance for "THE EMPYREAN" at Khasra No. 116 (Previously 120/2), Village – Kothewada, Taluka – Hingna, District – Nagpur – 441122 by M/s Fire Arcor Infrastructure Pvt. Ltd. (Compliance)

Reference : Application no. SIA/MH/INFRA2/578536/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 283rd meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 358th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 13th August, 2026.

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

1.	**Proposal Number**	**SIA/MH/INFRA2/578536/2026**	
2.	Name of Project	"THE EMPYREAN" by M/s Fire Arcor Infrastructure Pvt. Ltd.	
3.	Project category	8(b) B1Category	
4.	Type of Institution	Private	
5.	Project Proponent	Name	Mr. Sanidhya Saraf
		Regd. Office address	Khasra No. 116 (Previously 120/2), Village – Kothewada, Taluka – Hingna, District – Nagpur – 441122, Maharashtra
		Contact number	7030167889
		e-mail	sanidhya@firearcor.com
6.	Consultant	Oceao Enviro Management Solutions (India) Pvt. Ltd Accreditation Number: - NABET/EIA/25-28/RA 0419 Validity: 06/08/2028	
7.	Applied for	Expansion Project	
8.	Details of previous EC	2009/1421/CR144/TC 1 dated 12/07/2010 and SEIAA-2018/CR-l40/Est dated 19.12.2018	
9.	Location of the project	Khasra No. 116 (Previously 120/2), Village – Kothewada, Taluka – Hingna, District – Nagpur – 441122, Maharashtra	
10.	Latitude and Longitude	Latitude: 21° 0'57.26"N Longitude: 79° 0'32.99"E	
11.	Total Plot Area (m^2)	401400.00 m^2	
12.	Deductions (m^2)	0.00 m^2	
13.	Net Plot area (m^2)	401400.00 m^2	
14.	Proposed FSI area (m^2)	401081.575 m^2 (Existing FSI 129648.96 m^2 +Proposed FSI 271423.61 m^2)	
15.	Proposed non-FSI area (m^2)	74233.606 m^2 (Existing Non FSI 4975.72 m^2 +Proposed Non FSI 69257.88 m^2)	

16.	Proposed TBUA (m^2)	475315.181 m^2
17.	TBUA (m^2) approved by Planning Authority till date	475315.181 m^2 (FSI - 401081.575 m^2 + Non FSI 74233.606 m^2) dated 03/02/2026
18.	Ground coverage (m^2) & %	73920 m2 18.50 % of Total Plot Area (401400.00 m2)
19.	Total Project Cost (Rs.)	Rs. 659.813 Cr.
20.	CER as per MoEF & CC circular dated 1/05/2018	-

21.

Details of Cluster Configuration:						Reason for Modification / Change
Previous EC / Existing Cluster			Proposed Configuration			
Cluster Name	**Configuration**	**Height (m)**	**Cluster Name**	**Configuration**	**Height (m)**	
R -1.6	G+2	10.10 m	R-3.1, R-3.2, R-3.4	G+2	9.60 m	
R-1.3 Row House	G+1	9.30 m	R-1.1	G+2	13.80 m	
R-1.3 Town House	B+G+1	11.10 m	R-3.5	P+11	36.00 m	
R -1.3 Courtyard House	G+2	10.10 m	R-3.5	P+15	48.00 m	
R-1.5	G+10	35.75 m	R-3.6	P+18	58.50 m	
R-2.1, R-2.2 R-2.3 ,R-2.5	G+1	9.30 m	R-3.7	P+20	63.00 m	
R-2.6 ,R-2.4	G+3	12.35 m	R-3.3	G+5	18.45 m	
R-1.2	G+4	14.85 m	R-2.7	G+7	23.90 m	**Deduction in land area**
R-2.7	G+7	23.90 m	C -1.1	P+7	28.80 m	
C -1.1	P+1	07.00 m	C-2.1, C-3.3, C-3.6 , C-3.7	P+4	18.00 m	
C-1.3	P+3	14.40 m	C-3.1A		7.20 m	
C-2.1	P+1	06.00 m	C-3.2	P+5	21.60 m	
A3.1 Amenity space	G +3	27.02 m	C-3.4	P+5	18.00 m	
			PS+SS 3.3	G+5	21.60 m	
			H 3.2	G+5	21.60 m	
			Town Hall/Library		18.00 m	
			A3.1 Amenity space	G+3	27.02 m	

22.		Total Tenements – 2064 Nos.

		Residential Users – 10,320 Nos. Commercial Users – 11.967 Nos. Hospital Bed - 60 Nos. Total population -22,287 Nos.			
23.	Water Budget	**Dry Season (m^3/day)**		**Wet Season (m^3/day)**	
		Fresh Water	1340.98 m^3/day	Fresh Water	1340.98 m^3/day
		Recycled Water for Gardening	415.22 m^3/day	Recycled Water for Gardening	NA
		Swimming Pool	NA	Swimming Pool	NA
		Recycled Water for Flushing	703.70 m^3/day	Recycled Water for Flushing	703.70 m^3/day
		Total	2505.76 m^3/day (One Time)	Total	2090.54 m^3/day (One Time)
		Excess treated water generation	474.71 m^3/day	Excess treated water generation	889.89 m^3/day
24.	Water Storage Capacity for Firefighting /UGT	Domestic water tank Capacity: 2018.00 m^3 Flushing water tank Capacity: 1060.00m^3 Fire water tank Capacity: 700 m^3			
25.	Source of water	Irrigation Dept., Nagpur and NMRDA			
26.	Rainwater Harvesting (RWH)	Level of the Ground water table:	Pre-monsoon – 08 m to 10 m BGL Post Monsoon – 06 m to 08 m BGL		
		Size and no of RWH tank(s) and Quantity:	NA		
		Quantity and size of recharge pits:	67 Nos. (07 No. for existing surface water harvesting ,25 No. for surface water harvesting & 35 No. for roof top rain water harvesting) Size: a) 3.0 m. X 3.0 m. X 3.0 m. Depth with 30 m deep bore Well with 150 mm dia & de-silting chamber with O&G Trap.		
		Details of UGT tanks if any:	NA		
27.	Sewage and Wastewater	Sewage generation in CMD:	Phase I- 400.55 m^3/day Phase II- 485.60 m^3/day Phase III- 170.71 m^3/day Phase IV Residential - 24.30 m^3/day Phase V – 314.08 m^3/day C-2.1 & C-3.4 – 28.15 m^3/day Hospital – 18.36 m^3/day School - 151.88 m^3/day Amenity A 3.1 - 246.60 m^3/day		
		STP technology:	MBBR or proposed STP (Existing STP with Phytorid technology)		
		Capacity of STP (CMD):	**Existing** - 5 Nos – 90 m^3/day Phase I - 410.00 m^3/day (1 x 90 m^3/day) Phase II - 490.00 m^3/day (4 x 90 m^3/day) Phase III - 180.00 m^3/day		

			Phase IV Residential – 30.00 m^3/day Phase V – 320.00 m^3/day C-2.1 & C-3.4 – 30.00 m^3/day Hospital – 20.00 m^3/day & ETP – 5 m^3/day School – 160.00 m^3/day Amenity A 3.1 - 275.00 m^3/day	
28.	Solid Waste Management during Construction Phase	**Type**	**Quantity (Kg/day)**	**Treatment / disposal**
		Dry waste:	10.00 Kg/day	Send to Authorized Vendor
		Wet waste:	15.00 Kg/day	Send to Authorized Vendor
		Construction waste	25.00 Kg/day	Will be used for Leveling
29.	Solid Waste Management during Operation Phase	**Type**	**Quantity (Kg/day)**	**Treatment / disposal**
		Dry waste:	2860.50 Kg/day	Handed over to Authorized Vendor
		Wet waste:	3498.75 Kg/day	Organic Waste Convertor
		Hazardous waste:	NA	NA
		Biomedical waste	120 Kg/day	Handed over to Authorized Vendor
		E-Waste	36.04 Kg/day	Handed over to Authorized Vendor
		STP Sludge (dry)	30.12 Kg/day	Used as manure after treatment in OWC.
30.	Green Belt Development	Total RG area (m^2):		Garden Area 20419 m^2 Play Ground 32080 m^2
		Existing trees on plot:		On plot- 313 Nos 4727 Nos already planted (Phase I and Phase 2)
		Number of trees to be planted:		841 Nos.
		Number of trees to be cut:		313
		Number of trees to be transplanted:		NA
31.	Power requirement:	Source of power supply:		MSEDCL
		During Construction Phase (Demand Load):		83 KVA
		During Operation phase (Connected load):		23086 KVA
		During Operation phase (Demand load):		11854 KVA
		Transformer:		200 KVA x12 Nos. 315 KVA x10 Nos. 630 KVA x10 Nos.
		DG set:		25 KVA x 1No. 58.5 KVA x 1No. 62.5 KVA x 2No. 82.5 KVA x 1No. 125 KVA x 2 No. 200 KVA x 2 No. 320 KVA x 1No. 400 KVA x 1No.
		Fuel used:		HSD
32.	Details of Energy saving	• Solar water heating systems will be done for bathrooms. • Solar lights will be provided for common amenities like Street lighting & Garden lighting. • CFL & LED based lighting will be done in the common areas, landscape areas, signage's, entry gates and boundary compound walls etc.		

<table>
<tr><td></td><td></td><td colspan="4">•Auto Timer switches will be provided for Street lights, Garden lights, Parking & staircase Lights & other common area Lights, for saving electrical energy.
•Water level controllers with timers will be used for Water pumps.</td></tr>
<tr><td rowspan="3">33.</td><td rowspan="3">Environmental Management plan budget during Construction Phase</td><td>Type</td><td colspan="2">Details</td><td>Cost</td></tr>
<tr><td>Capital Cost</td><td colspan="2">Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris management</td><td>659.00 Lakh</td></tr>
<tr><td>O & M Cost</td><td colspan="2">Water for Dust Suppression, Air & Noise Monitoring, Tanker Water for Construction & Labor, Water Monitoring, Disinfection- Pest Control, First Aid Facilities, Health Check Up, Crèches for Children, Food for children.</td><td>65.90 Lakh/Year</td></tr>
<tr><td rowspan="9">34.</td><td rowspan="9">Environmental Management plan Budget during Operation phase</td><td>Component</td><td>Details</td><td>Capital (Rs.)</td><td>O&M (Rs./Y)</td></tr>
<tr><td>Storm Water</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>Sewage treatment Plant (STP)</td><td>STP-
Phase I- 410.00 m^3/day
Phase II- 490.00 m^3/day
Phase III- 180.00 m^3/day
Phase IV Residential – 30.00 m^3/day
Phase V – 320.00 m^3/day
C-2.1 & C-3.4 – 30.00 m^3/day
Hospital – 20.00 m^3/day + ETP- 5 m^3/day
School – 160.00 m^3/day
Amenity A3.1 - 275.00 m^3/day</td><td>703.85 Lakh</td><td>122.01 Lakh/year</td></tr>
<tr><td>Water treatment</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>RWH</td><td>-</td><td>105 Lakh</td><td>8.40 Lakh/year</td></tr>
<tr><td rowspan="2">Solid Waste</td><td>OWC</td><td>81.50 Lakh</td><td>36.00 Lakh/year</td></tr>
<tr><td>Dry Waste & E-Waste Management</td><td>8.00 Lakh</td><td>3.00 Lakh/year</td></tr>
<tr><td>Hazardous waste</td><td>NA</td><td>NA</td><td>NA</td></tr>
</table>

		Green belt development	-	47.62 Lakh	4.76 Lakh/year
		Energy Saving	-	347.10 Lakh	20.82 Lakh/year
		Environmental Monitoring	-	-	2.50 Lakh/year
35.	Traffic Management	**Type**	**Required as per DCR**	**Actual Provided**	**Area per parking (m^2)**
		4-Wheeler	988 Nos.	1042 Nos.	25 m^2 - Open Parking 30 m^2 - Covered Parking 35 m^2 - Covered Parking
		2-Wheeler	1900 Nos.	1955 Nos.	2.00 m^2
		Bicycle	-	-	-
		Mini Bus/Ambulance	Ambulance-1Nos. Mini Bus-23Nos.	Ambulance-1Nos. Mini Bus-23Nos.	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.				NA

Comparative Statement:

Details	**Existing Plan**			**Proposed Plan**		
Total Plot Area	606200.00 m^2			401400.00 m^2		
Deduction	0.00 m^2			0.00 m^2		
Net Plot Area	606200.00 m^2			401400.00 m^2		
Proposed Built Up Area	BUP Area: 1,34,624.68 m^2 (FSI 1,29,648.96 m^2 + NON FSI 4,975.724 m^2)			BUP Area: 4,75,315.18 m^2 (Existing +Proposed) (FSI – 401081.575 m^2 + NON FSI – 74,233.606 m^2)		
Cluster Configuration	**Total No of Cluster– 17 Nos**		**Height**	**Total No of Cluster - 38 Nos**		**Height**
	R -1.6	G+2	10.10 m	R -1.6	G+2	10.10 m
	R-1.3 Row House	G+1	9.30 m	R-1.3 Row House	G+1	9.30 m
	R-1.3 Town House	B+G+1	11.10 m	R-1.3 Town House	B+G+1	11.10 m
	R -1.3 Courtyard House	G+2	10.10 m	R -1.3 Courtyard House	G+2	10.10 m
	R-1.5	G+10	35.75 m	R-1.5	G+10	35.75 m
	R-2.1, R-2.2 R-2.3 R-2.5	G+1	9.30 m	R-2.1, R-2.2 R-2.3, R-2.5	G+1	9.30 m
	R-2.6, R-2.4	G+3	12.35 m	R-2.6, R-2.4	G+3	12.35 m
	R-1.2	G+4	14.85 m	R-1.2	G+4	14.85 m
				R-1.1	G+2	13.80 m
	R-2.7	G+7	23.90 m	R-2.7	G+7	23.90 m
	C -1.1	P+1	07.00 m	C -1.1	P+7	28.80 m
	C-1.3	P+3	14.40 m	C-1.3	P+3	14.40 m
	C-2.1	G+1	18.00 m	C-2.1	G+1	18.00 m

	A3.1 Amenity space	G +3	27.02 m	R-3.1, R-3.2, R-3.4	G+2	9.60 m
				R-3.5	P+11	36.00 m
				R-3.5	P+15	48.00 m
				R-3.6	P+18	58.50 m
				R-3.7	P+20	63.00 m
				R-3.3	G+5	18.45 m
				R-2.7	G+7	23.90 m
				C -1.1	P+7	28.80 m
				C-2.1, C-3.3, C-3.6, C-3.7	P+4	18.00 m
				C-3.1A	-	7.20 m
				C-3.2	P+5	21.60 m
				C-3.4	P+5	18.00 m
				PS+SS 3.3	G+5	21.60 m
				A3.1 Amenity space	G+3	27.20 m
				H 3.2	G+5	21.60 m
				Town Hall/Library	-	18.00 m
Occupancy	Total Users:- 7234 Nos.			Total Users: 22,287 Nos.		
Water Quantity	Total Water Requirement – 838.230 m^3/day Fresh Water Requirement –528.100 m^3/day			Total Water Requirement -2505.77 m^3/day (Existing +Proposed) Fresh Water Requirement – 2090.55m^3/day (Existing +Proposed)		
STP Details	STP : 5 Nos – 90 m3/day (Each) STP Technology : Phytoride Technology 450m3/day (As per C To O) Sewage generation – 168 m3/day			Existing - 5 Nos – 90 m3/day (Each) Phase I - 410.00 m3/day (1 x 90 m3/day) Phase II - 490.00 m3/day (4 x 90 m3/day) Phase III - 180.00 m3/day Phase IV Residential – 30.00 m3/day Phase V – 320.00 m3/day C-2.1 & C-3.4 – 30.00 m3/day Hospital – 20.00 m3/day & ETP – 5 m3/day School – 160.00 m3/day Amenity A 3.1 - 275.00 m3/day Sewage generation – Phase I- 400.55 m3/day Phase II- 485.60 m3/day Phase III- 170.71 m3/day Phase IV Residential - 24.30 m3/day Phase V – 314.08 m3/day C-2.1 & C-3.4 – 28.15 m3/day Hospital – 18.36 m3/day School - 151.88 m3/day Amenity A 3.1 - 246.60 m3/day		
Details	Existing Plan			Proposed Plan		
OWC Details	OWC – 300 Kg/day Wet Waste- 1632.93 Kg/day Dry Waste- 6531.73 Kg/day			OWC: 200 Kg, 25 Kg, 900 Kg, 1250 Kg, 500 Kg, 500 Kg Wet Waste – 3498.75 Kg/day Dry Waste – 2860.50 Kg/day		
Services	Transformer :			Transformer :		

	10 Nos. x 200 KVA 08 Nos. x 315 KVA	12 Nos. x 200 KVA 10 No. x 315 KVA 10 No. x 630 KVA
	DG Set:– 01 No. x 125 KVA 01 No. x 82.5 KVA 01 No. x 58.5 KVA	DG Set –(Existing +Proposed) 25 KVA x 1No. 58.5 KVA x 1 No. 62.5 KVA x 2 Nos. 82.5KVA x 1 Nos. 125 KVA x 2 Nos. 200 KVA x 2 Nos. 320 KVA x 1 No. 400 KVA x 1 No.
	UGT – (Existing) Domestic: 880 m3 Flushing: 744 m3 Fire: 175 m3	UGT – (Proposed) Domestic water tank Capacity: 2018.00 m3 Flushing water tank Capacity: 1060.00m3 Fire water tank Capacity: 700 m3
Rainwater Harvesting Pit No.	Total RWH pit – 07 Nos.	Total RWH pit – 60 Nos. (35 Nos. for surface pits & 25 Nos. for rooftop)
Parking Details	Cars: - 800 Nos. Scooters: - 1816 Nos.	Cars: - 1042 Nos. Scooters - 1955 Nos. Ambulance - 1 Nos. Mini Bus - 23 Nos. 20

3. PP has obtained earlier EC vide letter No. EC (FIREACROR)- 2009/1421/C.R. 144/ T.C.1 dated 10.07.2010. Further revalidation of EC was secure vide no. SEIAA-2018/CR-140/Est dated 19.12.2018 for the total Construction area 1,34,624.68 m2. Proposal has been considered by SEIAA in its 358th meeting held on 13th August, 2026 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 obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions indicating all required RG area as per prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned planning authority and the planning authority shall not issue occupation certificate unless PP obtains the same.
2. PP to prepare and implement plan to make proposed project a plastic free zone.
3. PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP to ensure that the water proposed to be used for construction phase should not be drinking water.
4. PP and the planning authority shall ensure that, the construction and demolition waste (C and D waste) is collected and treated at designated places as per Construction and Demolition Waste Management Rules, 2016 amended from time to time.
5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2025.
6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

SEIAA Conditions-

1. PP has provided mandatory RG area of 20,070.00 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
6. 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.
7. SEIAA decided to grant EC for FSI area of 4,01,081.575 m2, Non FSI area of 74,233.606 m2 and total BUA of 4,75,315.181 m2. (Plan approval No. NMRDA Ref No. 1219 Date – 03.02.2026).

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 give100 % 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. This 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, NOx (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. As per MoEF&CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.

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.

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, Nagpur.
6. Commissioner, Nagpur Metropolitan Region Development Authority (NMRDA).
7. Regional Officer, Maharashtra Pollution Control Board, Nagpur.

Signed by
Jayashree Shrikant Bhoj
Date: 26-08-2026 17:00:23
Reason: Verified and signed