



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

To,

The Director

NYATI BUILDERS PRIVATE LIMITED

"Nyati Evoque", Plot B, S.No. 9/1, 5/3/1 (P), 8/2/10, 8/2/11, Vadgaon Sheri,  
Dist. Pune, Mharashtra -411014

**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/289496/2022 dated 20 Aug 2022. The particulars of the environmental  
clearance granted to the project are as below.

1. EC Identification No.	EC23B000MH149855
2. File No.	SIA/MH/MIS/289496/2022
3. Project Type	Expansion
4. Category	B2
5. Project/Activity including Schedule No.	N/A
6. Name of Project	Proposed Expansion of Residential & Commercial Project "Nyati Evoque"
7. Name of Company/Organization	NYATI BUILDERS PRIVATE LIMITED
8. Location of Project	Maharashtra
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 06/06/2023

(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.*

*This is a computer generated cover page.*



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/289496/2022  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s Nyati Builder Private limited,  
Plot B at S.no. 9/1, 5/3/1 (P), 8/2/10, 8/2/11,  
Vadgoan Sheri, Dist Pune.

Subject : Environmental Clearance for Proposed Expansion of Residential & Commercial Project “Nyati Evoque”, Plot B at S.no. 9/1, 5/3/1 (P), 8/2/10, 8/2/11, Vadgoan Sheri, Dist Pune, Maharashtra By M/s Nyati Builder Private limited

Reference : Application no. SIA/MH/MIS/289496/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 166<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 260<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 02.05.2023.

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

1.	<b>Proposal Number</b>	SIA /MH/MIS/289496/2022	
2.	<b>Name of Project</b>	Proposed Expansion of Residential & Commercial Project “Nyati Evoque”, Plot B at S.no. 9/1, 5/3/1 (P), 8/2/10, 8/2/11, Vadgoan Sheri, Dist Pune, Maharashtra By M/s Nyati Builder Private limited	
3.	<b>Project category</b>	8a (B2)	
4.	<b>Type of Institution</b>	Private Limited	
5.	<b>Project Proponent</b>	Name	Mr. Piyush Nitin Nyati
		Regd. Office address	Nyati Unitree, Nagar Road, Yerawada, Pune. 411006.
		Contact number	9623445233/ 0 20 29805333
		e-mail	nyatiepic.2022@gmail .com
6.	<b>Consultant</b>	Sneha- Hitech Products, Bangalore	
7.	<b>Applied for</b>	Brown Field Project	
8.	<b>Details of previous EC</b>	We have received Environment Clearance through SEIAA Maharashtra vide no. SEIAA-EC-0000001923 dated 03.08.2019	
9.	<b>Location of the project</b>	At Plot B of S.no. 9/1, 5/3/1 (P), 8/2/10, 8/2/11, Vadgoan Sheri, Dist Pune, Maharashtra.	
10.	<b>Latitude and Longitude</b>	Latitude- 18°32'36.92"N Longitude- 73°54'57.33"E	

11.	Total Plot Area (m <sup>2</sup> )	7361.80				
12.	Deductions (m <sup>2</sup> )	0.0				
13.	Net Plot area (m <sup>2</sup> )	7361.80				
14.	Proposed FSI area (m <sup>2</sup> )	42390.39				
15.	Proposed non-FSI area (m <sup>2</sup> )	10076.95				
16.	Proposed TBUA (m <sup>2</sup> )	52467.34				
17.	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	-				
18.	Ground coverage (m <sup>2</sup> ) & %	3217.60 43.70 % of net plot area				
19.	Total Project Cost (Rs.)	183 Cr				
20.	CER as per MoEF & CC circular dated 01/05/2018	Activity	Location	Cost (Rs.)	Duration	
		We will follow the conditions mentioned in OM				
21.	<b>Details of Building Configuration:</b> <Please use following legends: Floor = F, Parking = Pk, Podium = Po, Stilt = St, Lower Ground = LG, Upper Ground = UG, Basement = B, Shops = Sh>					Reason for Modification / Change
	Previous EC / Existing Building			Proposed Configuration		
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)
	Wing A1	2B+Gr+21	68.70	Wing A1	B+Gr+27	87.0
	Wing A2	2B+Gr+21	68.70	Wing A2	B+Gr+27	87.0
	Commercial 1	-	-	Wing B (Anchor Shop)	G+2	12.55
				Wing C	G+2	12.60
			Club House	P+1	6.85	
22.	Total number of tenements	Total Tenements/ shops 216 Tenements + 19 Shops				
Water Budget	Dry Season (CMD)		Wet Season (CMD)			
	Fresh Water	138.1 m <sup>3</sup> /day	Fresh Water	138.1 m <sup>3</sup> /day		
	Recycled (Gardening)	6.68 m <sup>3</sup> /day	Recycled (Gardening)	0 m <sup>3</sup> /day		
	Recycled Flushing	77.2 m <sup>3</sup> /day	Recycled Flushing	77.2 m <sup>3</sup> /day		
	Swimming Pool	7.6 m <sup>3</sup>	Swimming Pool	7.6 m <sup>3</sup>		
	Total	221.98 m <sup>3</sup> /day	Total	215.3 m <sup>3</sup> /day		
	Waste water generation	170.66 m <sup>3</sup> /day	Waste water generation	170.66 m <sup>3</sup> /day		

24.	<b>Water Storage Capacity for Firefighting / UGT</b>	Domestic UG tank- 131.4 CMD Raw water tank- 43.8 CMD Fire UG tank – 200 CMD Drinking Water Tank-31.95 CMD		
25.	<b>Source of water</b>	Local Body – Pune Municipal Corporation		
26.	<b>Rainwater Harvesting (RWH)</b>	Level of the Ground water table:	7m BGL	
		Size and no of RWH tank(s) and Quantity:	NA	
		Quantity and size of recharge pits:	3 No & 1.5X1.5X2.5M	
		Details of UGT tanks if any:	NA	
27.	<b>Sewage and Wastewater</b>	Sewage generation in CMD:	170.66	
		STP technology:	MBBR	
		Capacity of STP (CMD):	171	
28.	<b>Solid Waste Management during Construction Phase</b>	<b>Type</b>	<b>Quantity (kg/d)</b>	<b>Treatment / disposal</b>
		Construction waste	Steel, Tiles, Excavated material etc	Will be handed over to authorized recycler Top soil will be used for landscaping.
29.	<b>Solid Waste Management during Operation Phase</b>	<b>Type</b>	<b>Quantity (kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste:	362.7 kg/day	Will be handed over to authorized recycler
		Wet waste:	474.1 kg/day	Will be treated in OWC
		Hazardous waste:	Negligible	Handed over to authorized recyclers
		Biomedical waste	NA	NA
		E-Waste	6.7 kg/day	Will be handed over to authorized recycler
		STP Sludge (dry)	17.07 kg/day	Will be used as manure for gardening purpose
30.	<b>Green Belt Development</b>	Total RG area (m <sup>2</sup> ):	736.18	
		Existing trees on plot:	7	
		Number of trees to be planted:	92	
		Number of trees to be cut:	6	
		Number of trees to be transplanted:	0	
		Source of power supply:	MSEDCL	
		During Construction Phase (Demand Load):	30 KW	
		During Operation phase (Connected load):	2865 KW	
		During Operation phase (Demand load):	1243 KW	

31.	Power requirement	Transformer	2 Nos. (22KV/630KVA), 1 Nos. (22KV/315KVA)		
		DG set:	1 nos. of 320 kVA 1 nos. of 250 kVA & 1 nos. 100 KVA		
		Fuel used:	HSD		
32.	Details of Energy saving	<ul style="list-style-type: none"> <li>Solar Water Heating Systems Will Be Done For Bathrooms.</li> <li>Solar lights will be provided for common amenities like Street lighting &amp; Garden lighting.</li> <li>CFL &amp; LED based lighting will be done in the common areas, landscape areas, signage's, Entry gates and boundary compound walls etc.</li> <li>Auto Timer Switches will be provided for Street lights, Garden lights, Parking &amp; staircase Lights &amp; Other Common Area Lights, for saving electrical energy.</li> <li>Water Level Controllers with Timers will be used for Water Pumps.</li> <li>To create awareness to end consumer or flat owner, for using energy efficient light fittings like CFL, T5 Lamps &amp; LED Lights.</li> <li>Detail calculations &amp; % of saving:- 17.79 %</li> </ul>			
33.	Environmental Management plan budget during Construction phase	Type	Details	Cost	
		Capital	Air, water, land, biological environment	10.0 Lakh	
		O&M	Air, water and Noise Monitoring	3.0 Lakh/Annum	
34.	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.in Lacs)	O&M (Rs.in Lacs/Y)
		Storm water	-		
		Sewage treatment	STP	65	9.6
		Water treatment	-		
		RWH	Rain Water harvesting	5.70	0.17
		Swimming Pool	-		
		Solid Waste	OWC	15.18	4.38
		Hazardous Waste	-	-	-
		E waste	Handed over to Authorized Vendor	-	-
		Green Belt Development	---	11.18	2.44

		Energy saving	Renewable energy Solar PV panel & solar hot water	73.60	3.03
		Environmental Monitoring	From MoEF&CC approved lab	-	4.0
		Disaster Management	During operation phase	90	10
35.	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m <sup>2</sup> )  As per Standard DCR
		4-Wheeler	374	375	
		2-Wheeler	812	812	
		Bicycles	-	-	
36.	Details of Court cases / litigations w.r.t. the project and project location if any.	No			

Comparative statement for the project-

S R. N O.	DETAILS	AS PER ECRECEIVED ON DTD. MARCH 2, 2020	PROPOSEDEXPA NSION AS PER - UDCPRRULE	REMARKS
1.	Survey No.	Plot B of S.no. 9/1, 5/3/1 (P), 8/2/10, 8/2/11, VadgoanSheri, DistPune, Maharashtra.	Plot B of S.no. 9/1, 5/3/1 (P), 8/2/10, 8/2/11, VadgoanSheri, DistPune, Maharashtra.	No Change
2.	Project name	Proposed Residential & Commercial Project "NyatiEvoque"	Proposed Expansion of Residential & Commercial Project "NyatiEvoque"	-
3	Plot area	7361.8 m <sup>2</sup>	7361.80 m <sup>2</sup>	No Change
4	FSI	20,241.32 m <sup>2</sup>	42390.39m <sup>2</sup>	Increased by 22149.07 m <sup>2</sup> due to UDCPR Rule
5	Non FSI	13895.01 m <sup>2</sup>	10076.95m <sup>2</sup>	Decreased by 3818.06 m <sup>2</sup> due to UDCPR Rule
6	Built up Area	34136.33 sq. m	52467.34m <sup>2</sup>	Increased by 18331.01 m <sup>2</sup> due to UDCPR Rule
7	No of Buildingsand Wings	Wing A1, Wing A2	Wing A1, Wing A2, Wing B (Anchor Shop), Wing C & Club House	Wing B (Anchor Shop), Wing C & Club House Added

8	Bldg. Configuration	2B+Gr+21	B+Gr+27	1 Basement Deduction & 6 Residential Floors Added (Vertical Expansion)
9	No. of tenements	166 Residential Flats & 22 nos. of Shops	216 Tenements + 19 Shops	50 No. of tenements increases & 3 Nos. of shops decreases
10	Project Cost –Cr	Rs. 101.08 Cr.	Rs.183 Cr.	Increased by 81.92Cr
11	Total Water requirement	156 m3/day	221.98 m3/day	Increased by 65.98 m3/day
12	Sewage generation	131 CMD	170.66 CMD	Increased by 39.66 m3/day
13	STP Capacity	140 CMD	171 CMD	Increased STP capacity by 31 CMD
14	Solid waste management	Wet garbage – 323.4 kg/day Dry Garbage – 236.1 kg/day STP Sludge –20 Kg/day	Wet garbage –474.1 Kg/day Dry Garbage –362.7 Kg/day STP Sludge –17.07 Kg/day	Increased by Wet garbage 150.7Kg/D Dry Garbage-126.6Kg/D
15	Green belt area	736.18 m2	736.18 m2	No Change

3. The proposal has been considered by SEIAA in its 260<sup>th</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. It is noted that some trees are proposed to be plant outside the project site, PP to submit the undertaking for maintenance of the same for the period of 7 years or project completion whichever is later.
2. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy,2021.
3. PP to ensure that, the water proposed to use for construction phase should not be drinking water. They can use recycled water or tanker water for proposed construction.

**B. SEIAA Conditions-**

1. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
2. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
3. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
4. SEIAA after deliberation decided to grant EC for – FSI- 42390.39 m2, Non FSI- 10076.95 m2, Total BUA- 52467.34 m2. (Plan approval No-Zone-1/7348, dated- 01.03.2023)



**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, 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.

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, 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.



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, Pune.
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.