



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

To,

The VP Operations Authorized Signa  
 ASHIANA HOUSING LIMITED  
 304, Southern Park, Saket District Center Saket -110017

**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/166918/2020 dated 06 Aug 2020. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | <b>EC21B038MH145419</b>  |
| 2. File No.                                | SIA/MH/MIS/166918/2020   |
| 3. Project Type                            | New  |
| 4. Category                                | B2   |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                         | Residential Group Housing Project<br>"Ashiana Malhar" & EWS Unit 'Niwas' by<br>M/s. Ashiana Housing Ltd. |
| 7. Name of Company/Organization            | ASHIANA HOUSING 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: 02/11/2021

(e-signed)  
**Manisha Patankar Mhaskar**  
 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/166918/2020  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.  
Date:

To  
M/s. Ashiana Housing Ltd.,  
Survey Number 75/1/1 (Part), 75/1/2(Part),  
75/2,75/3,75/4 (Part), 75/5/1 (Part),  
75/5/2 (Part), 76/1 (Part),77/1/1/C,78/1 (Part),  
Village Marunji, Taluka - Mulshi, Dist.- Pune.

**Subject** : Environment Clearance for Residential Group Housing Project  
“Ashiana Malhar” & EWS Unit ‘Niwas’ at Survey Number 75/1/1  
(Part), 75/1/2(Part), 75/2,75/3,75/4 (Part), 75/5/1 (Part), 75/5/2 (Part),  
76/1 (Part),77/1/1/C,78/1 (Part), Village Marunji, Taluka - Mulshi, Dist.-  
Pune, State – Maharashtra by M/s. Ashiana Housing Ltd.

**Reference** : Application no. SIA/MH/MIS/166918/2020

This has reference to your communication on the above mentioned subject. The proposal was considered by the SEAC-3 in its 123<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 231<sup>st</sup> Part B meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

<b>Proposal Number</b>	<b>SIA/MH/MIS/166918/2020</b>
<b>Name of Project</b>	<b>Residential Group Housing Project “Ashiana Malhar” &amp; EWS Unit ‘Niwas’ by M/s. Ashiana Housing Ltd.</b>
<b>Project category</b>	8a (B2)
<b>Type of Institution</b>	Private
<b>Project Proponent</b>	<b>M/s. Ashiana Housing Ltd.</b> Regd. Address: 11G, Everest, 46/C, Chowringhee Road, P.S. Chowringhee Road, Kolkata, West Bengal – 700071 E mail: <a href="mailto:skpalit@ashianahousing.com">skpalit@ashianahousing.com</a>
<b>Consultant</b>	<b>Enviro Analysts and Engineers Pvt. Ltd.</b> NABET Certificate No : NABET/EIA/2023/RA 0206 & Validity : 13-05-2023
<b>Applied for</b>	Environment Clearance - New project
<b>Details of previous EC</b>	NA
<b>Location of the project</b>	at Survey Number 75/1/1 (Part), 75/1/2(Part), 75/2,75/3,75/4 (Part), 75/5/1 (Part), 75/5/2 (Part), 76/1 (Part),77/1/1/C,78/1 (Part), Village Marunji, Taluka - Mulshi, Dist.- Pune, State - Maharashtra.
<b>Latitude and Longitude</b>	Latitude: 18°36'59.22"N Longitude: 73°42'45.67"E

Total Plot Area (m <sup>2</sup> )	93990.00 m <sup>2</sup>																																																				
Deductions (m <sup>2</sup> )	320.00 m <sup>2</sup>																																																				
Net Plot area (m <sup>2</sup> ))	93670.00m <sup>2</sup> Area under current proposal : 50471.00 m <sup>2</sup> (current development is proposed on 50471 m <sup>2</sup> land which comprises of Residential Group Housing "Ashiana Malhar" on plot area 45898 m <sup>2</sup> and EWS unit "Niwas" on plot area 4573 m <sup>2</sup> .)																																																				
Proposed FSI area (m <sup>2</sup> )	106798.10 m <sup>2</sup>																																																				
Proposed non-FSI area (m <sup>2</sup> )	34867.53 m <sup>2</sup>																																																				
Proposed TBUA (m <sup>2</sup> )	141665.63 m <sup>2</sup>																																																				
TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Applied																																																				
Ground coverage (m <sup>2</sup> ) & %	10655.59 m <sup>2</sup> (11.37 %)																																																				
Total Project Cost (Rs.)	Rs. 432.5 Cr.																																																				
CER as per MoEF & CC circular dated 01/05/2018	CER Shall be implemented as a part of EMP as recommended by SEAC/SEIAA as mentioned in OM F. No. 22-65/2017-IA.III dated September 30, 2020																																																				
Details of Building Configuration : <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: Not Applicable	<b>Proposed Configuration</b> <table border="1"> <thead> <tr> <th>Building</th><th>Floors</th><th>Ht. of Bldg. (m)</th></tr> </thead> <tbody> <tr><td><b>Residential</b></td><td></td><td></td></tr> <tr><td>Tower 1</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 2</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 3</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 4</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 5</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 6</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 7</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 8</td><td>G +14</td><td>43.95</td></tr> <tr><td>Tower 9</td><td>G +14</td><td>43.95</td></tr> <tr><td colspan="3">Parking level below podium between T2, T3 &amp; T5</td></tr> <tr><td>EWS</td><td>G +14</td><td>43.95</td></tr> <tr><td><b>Total Residential</b></td><td><b>1350</b></td><td></td></tr> <tr><td>Commercial</td><td>G +1</td><td>7.35</td></tr> <tr><td>Club House 1</td><td>G +1</td><td>7.50</td></tr> <tr><td>Club House 2</td><td>G +1</td><td>8.35</td></tr> </tbody> </table>	Building	Floors	Ht. of Bldg. (m)	<b>Residential</b>			Tower 1	G +14	43.95	Tower 2	G +14	43.95	Tower 3	G +14	43.95	Tower 4	G +14	43.95	Tower 5	G +14	43.95	Tower 6	G +14	43.95	Tower 7	G +14	43.95	Tower 8	G +14	43.95	Tower 9	G +14	43.95	Parking level below podium between T2, T3 & T5			EWS	G +14	43.95	<b>Total Residential</b>	<b>1350</b>		Commercial	G +1	7.35	Club House 1	G +1	7.50	Club House 2	G +1	8.35	
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Total number of tenements	Proposed = Total 1350 Nos.																																																				

	Residential tenements (990 Nos. of Residential tenements (Tower 1 to Tower 9), 360 Nos. of EWS tenements), 10 shops and 2 club house		
Water Budget			
Dry Season (CMD)		Wet Season (CMD)	
Fresh Water	644	Fresh Water	644
Recycled	368	Recycled	326
Swimming Pool	10	Swimming Pool	10
Flushing	326	Flushing	326
Total	1022	Total	980
Waste water Generation	873	Waste water generation	873
Water Storage Capacity for Firefighting / UGT		Details of UGT: Domestic: m <sup>3</sup> 322 m <sup>3</sup> Flushing water tank :- Fire Fighting UGT: 150 m <sup>3</sup>	
Source of water		From Local Authority	
Rainwater Harvesting (RWH)		Level of the Ground water table:	Pre-Monsoon: 8-9 m Post Monsoon: ---- m
		Size and no of RWH tank(s) and Quantity:	NA
		Quantity and size of recharge pits:	14 Nos. recharge pits of size 2 m x 2 m x 2.5 m
		Details of UGT tanks if any:	Details of UGT: Domestic: 322 m <sup>3</sup> Flushing water tank : -- Fire Fighting UGT: 150 m <sup>3</sup>
Sewage and Wastewater		Sewage generation in CMD:	873 m <sup>3</sup> /day
		STP technology:	MBBR
		Capacity of STP (CMD):	2 Nos. - 720 m <sup>3</sup> and 220 m <sup>3</sup>
Solid Waste Management during Construction Phase			
		Type	Quantity (kg/d)
		Dry waste:	18
		Wet waste:	27
		Construction waste	21053 cum
		Treatment / disposal	
		Handed over to Authorized vendor	
		Utilized within site	

Solid Waste Management during Operational Phase	Type	Quantity (kg/d)	Treatment / disposal
	Dry waste:	1433	Handed over to Authorized Agency
	Wet waste:	2134	Treated in OWC
	Hazardous waste:	NA	-
	Biomedical waste	NA	-
	E-Waste	3521 kg/yr.	Handed over to Authorized Agency
	STP Sludge (dry)	44 kg/day	Used as manure
Green Belt Development	Total RG area (m2):	9367.00 6576.60 +422.85=6999.45 (to be developed in Phase 1) 2367.55 (will be to be developed in Phase 2)	
	Existing trees on plot:	322	
	Number of trees to be planted:	2716	
	Number of trees to be cut:	239	
	Number of trees to be transplanted:	83	
Power requirement:	Source of power supply:	By MSEDCL	
	During Construction Phase (Demand Load):	100-150 kVA	
	During Operation phase (Connected load):	10444.5 kW	
	During Operation phase (Demand load):	4208 kW	
	Transformer:	2500 kVA X 2 nos.	
	DG set	Total 4 Nos. – 500 kVA - 2 Nos. 320 kVA - 1 No. and 40 kVA – 1 No.	
	Fuel used	Diesel	
Details of Energy saving	<ul style="list-style-type: none"> <li>• Use of CFL in the Common Passages and for general lighting with automatic time controller.</li> <li>• Use of Transformers and Motors of high efficiency.</li> <li>• Solar lights will be used for water heating and area lighting.</li> </ul>	Total saving 18.50 %	
Environmental	Rs. 20.56 Lakhs	Rs. 5.66	

Management plan budget during Construction phase				Lakhs/Annum
Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs. In lakhs)	O&M (Rs.in lakhs /Y)
	Storm Water			
	Sewage treatment	STP 2 Nos.	90.00	21.00
	Water treatment	NA		
	RWH	14 Nos. RWH pits	119.00	3.57
	Swimming Pool	1 No.	39.67	3.24
	Solid Waste	OWC 2 Nos.	18.75	1.2
	Hazardous waste	NA		
	e-waste	-		
	Green belt development		351.41	9.60
	Energy saving + Lightening arrestor	Solar Panels and Solar Water Heater (Ashiana Malhar + Niwas)	91.32	60.00
	Environmental Monitoring	-		5.66
	Disaster Management		627.00	48.82
Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
	4-Wheeler	725	725	9062.5
	2-Wheeler	1504	1504	3918
	Bicycles	1505	1505	1403.5

3. The proposal has been considered by SEIAA in its 231<sup>st</sup> Part B meeting. SEIAA noted that, proposed project is a new construction project 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 abide the all conditions laid in CGWA NoC regarding groundwater extraction.
2. As agreed by PP, PP to submit the undertaking regarding maintenance of MHADA buildings will be done by PP.
3. PP to submit sewer design with sewer trap.

4. PP to provide minimum 25% of total parking arrangement with electric charging facility by providing charging points at suitable places.

**B. SEIAA Conditions-**

1. PP to obtain final water supply NOC from Irrigation Department within six months' time.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI- 1,06,616.58 m<sup>2</sup>; Non-FSI- 28,126 m<sup>2</sup>, Total BUA- :1,34,742.72 m<sup>2</sup>. (Plan approval- DP/BMU/Mouje Marunji/g.no.75/1/1 P and others/CR-501/20-21, dated - 20/04/2021).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in

horticulture / landscape development within the project site.

- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

#### **B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated



effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise 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 <http://parivesh.nic.in>
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient


location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
  - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
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.

  
Manisha Patankar-Mhaiskar  
(Member Secretary, SEIAA) 11/11/2021

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, PMRDA
7. Regional Officer, Maharashtra Pollution Control Board, Pune.