



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

To,

The Partner of Five star Developer  
FIVE STAR DEVELOPERS  
201, ANP ONE, Balewadi Highstreet, S.No. 109, Baner -411045

**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/281638/2022 dated 04 Jul 2022. The particulars of the environmental clearance granted to the project are as below.

- |  |  |
|--|--|
| 1. EC Identification No.                   | EC23B038MH167573   |
| 2. File No.                                | SIA/MH/MIS/281638/2022   |
| 3. Project Type                            | New  |
| 4. Category                                | B2   |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects  |
| 6. Name of Project                         | Proposed Commercial project at S. No. 26/1/1/2/3, 26/1/1/2/6/1, 26/1/1/2/8, 28/5, village: Pimple Nilakh, Taluka: Haveli, District: Pune by M/s. FIVE STAR DEVELOPERS Through Partner Mr. Sourabh Sunil Adwani. & M/S. SAMARTH BUSINESS WORLD Through Part |
| 7. Name of Company/Organization            | FIVE STAR DEVELOPERS   |
| 8. Location of Project                     | Maharashtra  |
| 9. TOR Date                                | N/A  |

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

Date: 11/04/2023

(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.*

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**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/281638/2022  
Environment & Climate Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/S. Five Star Developers  
& M/S. Samarth Business World  
S. No. 26/1/1/2/3, 26/1/1/2/6/1, 26/1/1/2/8, 28/5,  
village: Pimple Nilakh, Taluka: Haveli, District: Pune

Subject: Environmental Clearance for Proposed Commercial project at S. No. 26/1/1/2/3, 26/1/1/2/6/1, 26/1/1/2/8, 28/5, village: Pimple Nilakh, Taluka: Haveli, District: Pune by M/S. Five Star Developers & M/S. Samarth Business World

Reference: Application no. SIA/MH/MIS/281638/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 152<sup>nd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 257<sup>th</sup> meeting (Day-2) of State Level Environment Impact Assessment Authority (SEIAA) held on 03.03.2023.

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

1	Proposal Number	SIA/MH/MIS/281638/2022	
2	Name of Project	Commercial project S. No. 26/1/1/2/3, 26/1/1/2/6/1, 26/1/1/2/8, 28/5, village: Pimple Nilakh, Taluka: Haveli, District: Pune by M/s. FIVE STAR DEVELOPERS Through Partner Mr. Sourabh Sunil Adwani. & M/s. SAMARTH BUSINESS WORLD Through Partner Mr. Pratik Kate.	
3	Project category	8 (a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. FIVE STAR DEVELOPERS Through Partner Mr. Sourabh Sunil Adwani. & M/s. SAMARTH BUSINESS WORLD Through Partner Mr. Pratik Kate.
		Regd. Office address	Sr. no. 109, ANP ONE, Balewadi High St, near Cummins, Baner, Pune, Maharashtra
		Contact number	060-09460097
		e-mail	sourabhadwani@5sg.in
6	Consultant	Sneha Hi-Tech Products	

		NABET Accredited Certificate No. NABET/EIA/2124/RA 0235 dated 05.04.2022 valid till 15.02.2024					
7	Applied for	New					
8	Details of previous EC	NA, it is a fresh project					
9	Location of the project	S. No. 26/1/1/2/3, 26/1/1/2/6/1, 26/1/1/2/8, 28/5, village: Pimple Nilakh, Taluka: Haveli, District: Pune.					
10	Latitude and Longitude	Latitude: 18°35'20.13"N, Longitude: 73°46'48.83"E					
11	Total Plot Area (m2)	5,281.00					
12	Deductions (m2)	958.99					
13	Net Plot area (m2)	4322.01					
14	Proposed FSI area (m2)	20,090.01					
15	Proposed non-FSI area (m2)	19,224.55					
16	Proposed TBUA (m2)	39,314.56					
17	TBUA (m2) approved by Planning Authority till date	39,314.56					
18	Ground coverage (m2) & %	1910.51 sq.m (44.20%)					
19	Total Project Cost (Rs.)	Rs. 96.5 Crs					
20	CER as per MoEF & CC circular dated 01/05/2018	NA, per Memorandum 22-65/2017-IA-III dated 25th February 2021					
21	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			Proposed Configuration			
	Building name	Configuration	Height (m)	Building name	Configuration	Height (m)	
	--	--	--	Comm. Bldg.	3B + G + 2P + 11 floors	59.40	-
23	Total number of tenements			40 Offices Users: 2295 nos.			
24	Water Budget			Dry Season (CMD)		Wet Season (CMD)	
				Fresh Water	57 KLD	Fresh Water	57 KLD
				Recycled (Flushing)	46 KLD	Recycled (Flushing)	46 KLD
				Recycled (Gardening)	3 KLD	Recycled (Gardening )	3 KLD
				Swimming Pool	--	Swimming Pool	--

		Total	106 KLD	Total	103KLD
		Waste water generation	93 KLD	Waste water generation	93 KLD
2 5	Water Storage Capacity for Firefighting / UGT (m3)	Tank	Capacity (cum)		
		Domestic tank	87		
		Flushing tank	69		
		Fire tank	200		
2 6	Source of water	PCMC/treated water			
2 7	Rainwater Harvesting (RWH)	Level of the Ground water table:	Summer Season – 18.00 m. to 27.50 m. BGL. (22.75 M. Average) Rainy Season – 6.50 m. to 9.50 BGL. (8.00 M. Average) Winter Season – 12.25 m. to 18.50 m. BGL. (15.38 BGL Average)		
		Size and no of RWH tank(s) and Quantity:	Nil		
		Quantity and size of recharge pits:	3 nos. 1.50 m. X 3.50 m. X 2.00 m & 1.50 m. X 3.50 m. X 1.75 m.		
		Details of UGT tanks if any:	--		
2 8	Sew age and Wastewater	Sewage generation in CMD:	93 KLD		
		STP technology:	MBBR		
		Capacity of STP (CMD):	100 KLD		
2 9	Solid Waste Management during Construction Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	8.75	Handed over to authorized recyclers	
		Wet waste:	3.75		
		Total waste	12.5		
3 0	Solid Waste Management during Operation Phase	Type	Quantity (kg/d)	Treatment / disposal	
		Dry waste:	344 kg/day	Handed over to Authorized Agency	
		Wet waste:	230 kg/day	Treated in OWC	
		Hazardous waste:	Negligible		
		Biomedical waste	biomedical waste like Mask, Gloves, Face shields	Shall be segregated at designated place near OWC and shall be given to	

			etc. (required for Pandemic situation)	authorized vendor for management.	
		E-Waste	9 kg/day	Shall be handed over to Authorized recycler for further handling & disposal purpose.	
		STP Sludge (dry)	15 kg/day	Used as manure for gardening	
3	Green Belt Development	Total RG area (m2):		432.70 sq.m	
1		Existing trees on plot:		Nil	
		Number of trees to be planted:		57 nos.	
		Number of trees to be cut:		Nil	
		Number of trees to be transplanted:		Nil	
3	Power requirement:	Source of power supply:		MSEB	
2		During Construction Phase (Demand Load):		75 KVA	
		During Operation phase (Connected load):		3382 kVA	
		During Operation phase (Demand load):		2520 kVA	
		Transformer:		4 x 630 kVA	
		DG set:		4 x 625 kVA	
		Fuel used:		HSD	
3	Det ails of Energy saving	Total energy savings: 25.60 %			
3	Environmental Management plan budget during Construction phase	Type	Details	Cost	
4		Capital	Site Barricading, Personal Protective Equipment, Site Sanitation- Mobile toilets & Debris Management	0.78	
		O&M	Water for Dust Suppression	0.14	
			Site Sanitation, Disinfection & Safety	3.02	
			Environmental Monitoring	2.0	
			Health Check up	0.72	
			Environment Management Cell	8.4	
		Total		14.28	
3	Environmental Management plan Budget during Operation phase	Component	Details	Capital (Rs.)	O&M (Rs. /Y)
5		Sewage treatment	STP Operation and its	41.00	8.66

			maintenance		
		RWH & Storm water	Recharging existing ground water table, SWD - Connection to external line	3.75	0.15
		Solid Waste	Collection Segregation and management of MSW	12.75	2.64
		Hazardous waste	NA	-	-
		E-waste	Collection Segregation and hand over to authorized vendors	Included in Solid waste	
		Green belt development	Plantation of new trees and maintenance of existing trees	8.00	0.6
		Energy saving	Energy saving measures	56.70	2.83
		Environmental Monitoring	To monitor sustainability of Environmental Infrastructure	--	3.00
		Environment Management Cell	--	-	6.48
		Disaster Management	Emergency preparedness plan to develop and implement on site	101.45	25
		Total		223.65	49.36
36	Traffic Management	Type	Required as per DCR	Actual Provided	Area per parking (m2)
		4-Wheeler	277	277	25-36
		2-Wheeler	997	997	-

3	Details of Court cases/litigations w.r.t.	No
7	the project and project location if any.	

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 257<sup>th</sup> meeting (Day-2) and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to submit the undertaking regarding unutilized FSI is remaining which they will not intend to utilize in future also.
2. PP to submit the aviation NoC and restrict the height as per permissible height.
3. PP to submit the red line/blue line of mula river with respect to plot.
4. PP to abide all the conditions of fire NoC.
5. PP to provide minimum 30% of total parking arrangement with electric charging facility by providing charging points at suitable places. PP to ensure that this should be provided in AC/DC combination.
6. 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 area - 20090.01 m<sup>2</sup>, Non FSI area - 19224.55 m<sup>2</sup> and total BUA - 39314.56 m<sup>2</sup>. (Plan approval No. B.P. / EC/Pimple Nilakh/01/2022 dated 01.07.2022)

**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](http://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, Pimpri Chinchwad Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune

Signature Not Verified

Digitally signed by Shri Pravin C. Darade, I.A.S. Member Secretary

Date: 4/11/2023 4:26:09 PM