



File No: SIA/MH/INFRA2/541557/2025

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

\*\*\*



Dated: 26/11/2025



To,

Sanjay Vitthalrao Adkane  
mother dairy fruit & vegetable private limited  
Mother Dairy Fruit & Vegetable Private Limited, Plot no. 30, Block-D, Patparganj, Delhi-110092,  
EAST, DELHI, 110092  
sanjay.adkane@motherdairy.com

**Subject:** Grant of EC under the provision of the EIA Notification 2006-regarding.

**Sir/Madam,**

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Mega Dairy at Plot No. D-5, Butibori MIDC Phase II, Nagpur-441122, by M/s. Mother Dairy Fruit and Vegetable Private Limited submitted to Ministry vide proposal number SIA/MH/INFRA2/541557/2025 dated 09/07/2025.

2. The particulars of the proposal are as below:

|                                            |                                                                                                                             |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| (i) EC Identification No.                  | EC25C3806MH5303762N                                                                                                         |
| (ii) File No.                              | SIA/MH/INFRA2/541557/2025                                                                                                   |
| (iii) Clearance Type                       | EC                                                                                                                          |
| (iv) Category                              | B2                                                                                                                          |
| (v) Project/Activity Included Schedule No. | 8(a) Building / Construction                                                                                                |
| (vii) Name of Project                      | Mega Dairy at Plot No. D-5, Butibori MIDC Phase II, Nagpur-441122, by M/s. Mother Dairy Fruit and Vegetable Private Limited |
| (viii) Name of Company/Organization        | mother dairy fruit & vegetable private limited                                                                              |
| (ix) Location of Project (District, State) | NAGPUR, MAHARASHTRA                                                                                                         |
| (x) Issuing Authority                      | SEIAA                                                                                                                       |
| (xi) Applicability of General Conditions   | no                                                                                                                          |
| (xii) Applicability of Specific Conditions | no                                                                                                                          |

**Plot/Survey Khasra Nos.:**

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 27/10/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 27/10/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Sanjay Vitthalrao Adkane under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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.
10. This issues with the approval of the Competent Authority.

#### Annexure 1

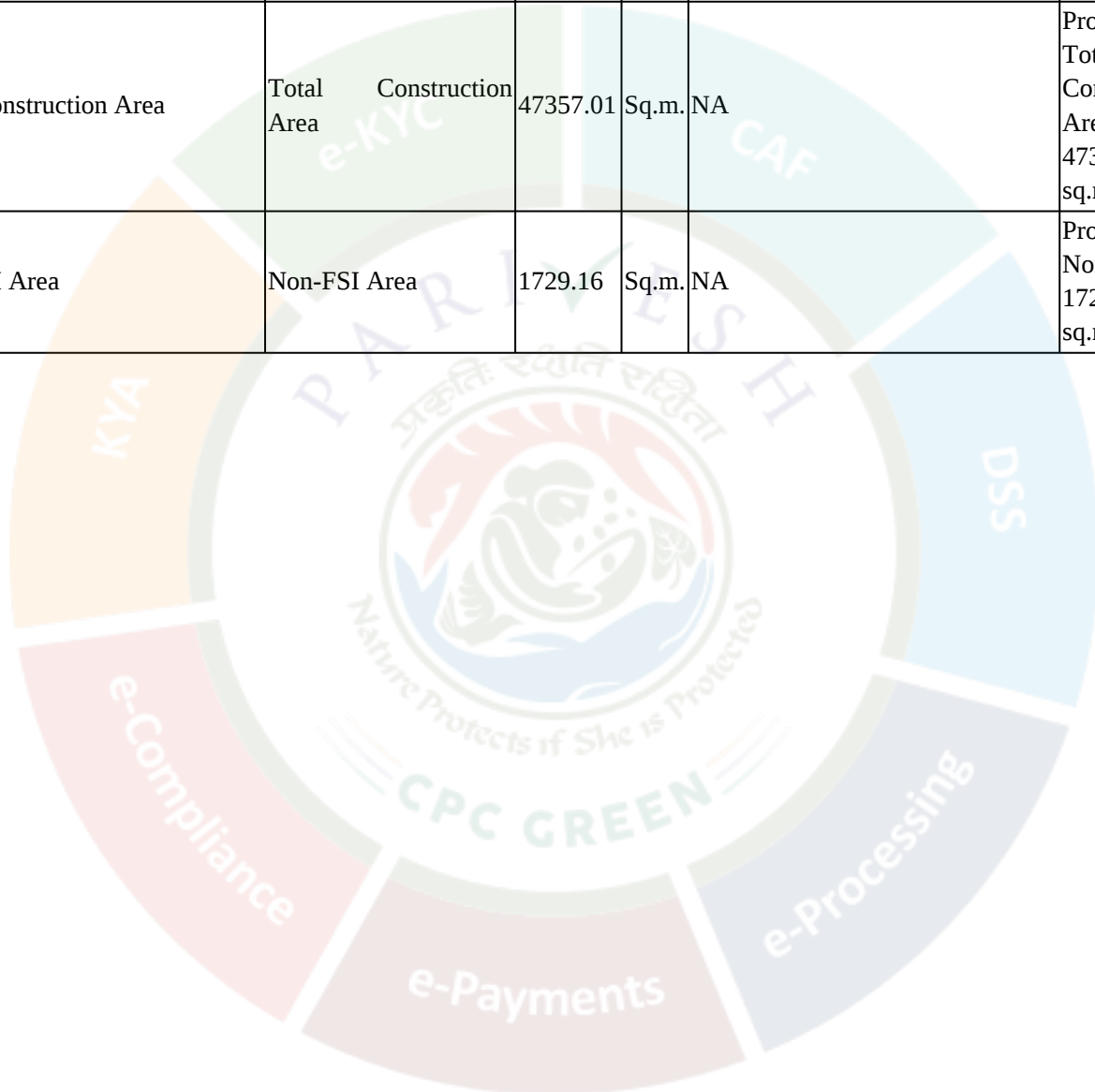
#### Specific EC Conditions for (Building / Construction)

##### 1. Specific

| S. No | EC Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.1   | <ol style="list-style-type: none"> <li>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.</li> <li>2. PP to prepare and implement plan to make proposed project a plastic free zone.</li> <li>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.</li> <li>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.</li> <li>5. PP to provide electric charging facility by providing charging points at suitable places as per Maharashtra Electric Vehicle Policy, 2021.</li> <li>6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.</li> </ol> |

**Details of Products & By-products**

| Name of the product /By-product | Product / By-product    | Quantity | Unit  | Mode of Transport / Transmission | Remarks (eg. CAS number)                         |
|---------------------------------|-------------------------|----------|-------|----------------------------------|--------------------------------------------------|
| FSI Area                        | FSI Area                | 45627.85 | Sq.m. | NA                               | Proposed FSI Area: 45627.85 sq.m.                |
| Total Construction Area         | Total Construction Area | 47357.01 | Sq.m. | NA                               | Proposed Total Construction Area: 47357.01 sq.m. |
| Non-FSI Area                    | Non-FSI Area            | 1729.16  | Sq.m. | NA                               | Proposed Non-FSI: 1729.16 sq.m.                  |



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/541557/2025  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Mother Dairy Fruit and  
Vegetable Private Limited,  
Plot No. D-5, Butibori MIDC Phase II,  
Nagpur-441122.

**Subject** : Environmental Clearance for Mega Dairy at Plot No. D-5, Butibori MIDC Phase II, Nagpur-441122, by M/s. Mother Dairy Fruit and Vegetable Private Limited

**Reference** : Application no. SIA/MH/INFRA2/541557/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-3 in its 229<sup>th</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 310<sup>th</sup> (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 27<sup>th</sup> October, 2025.

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

|    |                                                            |                                                                                                                      |
|----|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1  | Proposal Number                                            | SIA/MH/INFRA2/541557/2025                                                                                            |
| 2  | Name of Project                                            | Mega Dairy at Plot No. D-5, Butibori MIDC Phase II, Nagpur-441122 by M/s. Mother Dairy Fruit and Vegetable Pvt. Ltd. |
| 3  | Project category                                           | 8a (B2)                                                                                                              |
| 4  | Type of Institution                                        | Private                                                                                                              |
| 5  | Project Proponent                                          | M/s. Mother Dairy Fruit & Vegetable Pvt. Ltd.                                                                        |
| 6  | Consultant                                                 | Enviro Analysts and Engineers Pvt. Ltd.<br>NABET Certificate No: NABET/EIA/24-27/RA 0355<br>Validity: 19/06/2027     |
| 7  | Applied for                                                | New                                                                                                                  |
| 8  | Details of previous EC                                     | NA                                                                                                                   |
| 9  | Location of the project                                    | Plot No. D-5, Butibori MIDC Phase II, Nagpur- 441122                                                                 |
| 10 | Latitude and Longitude                                     | Latitude: 20°56'14"N, Longitude: 78°54'34"E                                                                          |
| 11 | Total Plot Area (m <sup>2</sup> )                          | 1,04,578                                                                                                             |
| 12 | Deductions (m <sup>2</sup> )                               | 5734.74                                                                                                              |
| 13 | Net Plot area (m <sup>2</sup> )                            | 98,843.26                                                                                                            |
| 14 | Proposed FSI area (m <sup>2</sup> )                        | 45,627.85                                                                                                            |
| 15 | Proposed non-FSI area (m <sup>2</sup> )                    | 1729.16                                                                                                              |
| 16 | Proposed TBUA (m <sup>2</sup> )                            | 47,357.01                                                                                                            |
| 17 | TBUA (m <sup>2</sup> ) approved by Planning Authority till | Received MIDC Approval dated 29/04/2025 for FSI Area: 45,627.85 sq.m., Non-FSI: 1729.16; Total Construction Area:    |

|                                        |                                                |                                                                                                                                                                                                           |                        |                                      |
|----------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------|
|                                        | date                                           | 47,357.01 sq.m.                                                                                                                                                                                           |                        |                                      |
| 18                                     | Ground coverage (m <sup>2</sup> ) & %          | 21,203.77 sq. m. (20%)                                                                                                                                                                                    |                        |                                      |
| 19                                     | Total Project Cost (Rs.)                       | Rs. 537 Cr.                                                                                                                                                                                               |                        |                                      |
| 20                                     | 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                                                               |                        |                                      |
| 21                                     | Details of Building Configuration:             |                                                                                                                                                                                                           |                        | Reason for Modification / Change     |
| Previous EC / Existing Building : n.a. | Proposed Configuration                         |                                                                                                                                                                                                           |                        | Remark                               |
|                                        | Building Name                                  | Configuration                                                                                                                                                                                             | Height (m)             |                                      |
|                                        | Liquid Milk Plant                              | LG. + G.+ Mezzanine + 1 <sup>st</sup>                                                                                                                                                                     | 12.20                  |                                      |
|                                        | Powder Plant/Stores & Workshop                 | G. + 4                                                                                                                                                                                                    | 28.75                  |                                      |
|                                        | Refrigeration and Electrical                   | G.                                                                                                                                                                                                        | 6.60                   |                                      |
|                                        | Boiler House/Store                             | G. + 1 <sup>st</sup> + 2 <sup>nd</sup>                                                                                                                                                                    | 18.60                  |                                      |
|                                        | TTF & WTP                                      | Basement + G                                                                                                                                                                                              | 6.60                   |                                      |
|                                        | Admin Block                                    | G. + 1                                                                                                                                                                                                    | 8.40                   |                                      |
|                                        | Workers Amenities                              | G. + 1                                                                                                                                                                                                    | 8.40                   |                                      |
|                                        | Security Cabin/Guard Room 1                    | G.                                                                                                                                                                                                        | 4.35                   |                                      |
|                                        | Security Cabin/Guard Room 2,3                  | G.                                                                                                                                                                                                        | 4.35                   |                                      |
|                                        | Tanker Reception Lab                           | G                                                                                                                                                                                                         | 4.20                   |                                      |
|                                        | Driver's Toilet and Rest Room                  | G                                                                                                                                                                                                         | 4.20                   |                                      |
|                                        | Scrap Yard                                     | G                                                                                                                                                                                                         | 4.71                   |                                      |
|                                        | Meter Room                                     | G                                                                                                                                                                                                         | 4.5                    |                                      |
| ETP MCC Room                           | G                                              | 4.35                                                                                                                                                                                                      |                        |                                      |
|                                        | Weigh Bridge & Cabin                           | G                                                                                                                                                                                                         | 3.15                   |                                      |
| 22                                     | Total number of tenements                      | Tenements: -NA<br>Production, Admin, and other ancillary buildings are proposed.<br>Population: - 530 nos. (Staff 80 nos. + Workers 450 Nos. in shifts)                                                   |                        |                                      |
| 23                                     | Water Budget                                   | Dry Season (CMD)                                                                                                                                                                                          |                        | Wet Season (CMD)                     |
|                                        | Fresh Water                                    | 700                                                                                                                                                                                                       | Fresh Water            | 550                                  |
|                                        | Recycled (Gardening)                           | 130                                                                                                                                                                                                       | Recycled (Gardening)   | -                                    |
|                                        | Recycled Flushing                              | 10                                                                                                                                                                                                        | Recycled Flushing      | 10                                   |
|                                        | Total                                          | 840                                                                                                                                                                                                       | Total                  | 560                                  |
|                                        | Waste water generation                         | Effluent:700<br>Domestic sewage: 20                                                                                                                                                                       | Waste water generation | Effluent: 530<br>Domestic Sewage: 20 |
|                                        |                                                | The total recycled water will be used for various purposes such as flushing, gardening, ash quenching, crate washing, Boiler, Refrigeration, Soalr panel/floor washing etc. and thus ZLD will be achieved |                        |                                      |
| 24                                     | Water Storage Capacity for Firefighting / UGT  | Details of UGT:<br>Raw Water Tank: 400 m <sup>3</sup> ,<br>Flushing water tank: 100 m <sup>3</sup> ,<br>Fire Fighting UGT: 300 m <sup>3</sup>                                                             |                        |                                      |

|    |                                                  |                                                                                                                      |                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                              |
|----|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                  | Soft Water Tank :400 m <sup>3</sup><br>RO water tank: 400 m <sup>3</sup><br>Domestic Water Tank : 100 m <sup>3</sup> |                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                              |
| 25 | Source of water                                  | MIDC                                                                                                                 |                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                              |
| 26 | Rainwater Harvesting (RWH)                       | Level of the Ground water table:                                                                                     | 10-12 m BGL on an average in Pre-monsoon<br>8-10 m BGL on an average in post monsoon                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              |
|    |                                                  | Size and no of RWH tank(s) and Quantity:                                                                             | No. of Rooftop tanks- 4 nos.<br>No. of Surface tanks: 3 nos.<br>Total rain water harvested: 625 cu.m/day                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                              |
|    |                                                  | Quantity and size of recharge pits:                                                                                  | -                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                              |
|    |                                                  | Details of UGT tanks if any:                                                                                         | Raw Water Tank: 400 m <sup>3</sup> ,<br>Flushing water tank: 100 m <sup>3</sup> ,<br>Fire Fighting UGT: 300 m <sup>3</sup><br>Soft Water Tank :400 m <sup>3</sup><br>RO water tank: 400 m <sup>3</sup><br>Domestic Water Tank : 100 m <sup>3</sup> |                                                                                                                                                                                                                                                                                                                                              |
| 27 | Sewage and Wastewater                            | Sewage generation in CMD:                                                                                            | Effluent generation: 700 KLD<br>Domestic sewage: 20 KLD                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                              |
|    |                                                  | STP/ETP technology:                                                                                                  | MBBR                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              |
|    |                                                  | Capacity of STP/ETP(CMD):                                                                                            | ETP: 700 KLD; STP: 20 KLD                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                              |
| 28 | Solid Waste Management during Construction Phase | Type                                                                                                                 | Quantity (kg/d)                                                                                                                                                                                                                                    | Treatment / disposal                                                                                                                                                                                                                                                                                                                         |
|    |                                                  | Dry waste:                                                                                                           | 21                                                                                                                                                                                                                                                 | Collected by authorized recyclers                                                                                                                                                                                                                                                                                                            |
|    |                                                  | Wet waste:                                                                                                           | 14                                                                                                                                                                                                                                                 | Collected by authorized recyclers                                                                                                                                                                                                                                                                                                            |
|    |                                                  | Construction waste                                                                                                   | Top Soil: 14830 Cum<br>Excavation: 96000 cu.m.                                                                                                                                                                                                     | Will be reused for Landscaping<br>Will be used internally for plot filling and levelling and plinth filling                                                                                                                                                                                                                                  |
| 29 | Solid Waste Management during Operation Phase    | Type                                                                                                                 | Quantity                                                                                                                                                                                                                                           | Treatment / disposal                                                                                                                                                                                                                                                                                                                         |
|    |                                                  | Dry waste:                                                                                                           | 53 kg/day                                                                                                                                                                                                                                          | Handed over to authorized recyclers                                                                                                                                                                                                                                                                                                          |
|    |                                                  | Wet waste:                                                                                                           | 80 kg/day                                                                                                                                                                                                                                          | Organic Waste Convertor                                                                                                                                                                                                                                                                                                                      |
|    |                                                  | Hazardous waste (MEE Residue)                                                                                        | 0.6 MTPD                                                                                                                                                                                                                                           | For Hazardous Waste, suitable memberships (of CHWTSDF) from MPCB in the name of Mother Dairy shall be taken and get into an agreement with a transporter for disposal of Hazardous waste and MPCB authorized disposing place.                                                                                                                |
|    |                                                  | Plastic Packaging Waste                                                                                              | 108 kg/day                                                                                                                                                                                                                                         | For Packaging Waste, a system shall be placed in place for collecting back the generated plastic waste and submitting the same to CPCB/ MPCB for which Mother Dairy shall get into an agreement with an approved Service Provider as per Plastic Waste Management (PWM) rules. As per applicable norms, required memberships shall be taken. |
|    |                                                  | E-Waste                                                                                                              | Negligible Quantities                                                                                                                                                                                                                              | Handed over to Authorized Vendor                                                                                                                                                                                                                                                                                                             |

|    |                                                                                                          |                                                                                                                                                                                                                                                               |                                                      |                                        |                                                   |    |
|----|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------|---------------------------------------------------|----|
|    |                                                                                                          | STP Sludge (dry)                                                                                                                                                                                                                                              | 62 kg/day                                            | Will be used as manure                 |                                                   |    |
| 30 | Green Belt Development                                                                                   | Total RG area (m <sup>2</sup> ):                                                                                                                                                                                                                              |                                                      | 10,737.44                              |                                                   |    |
|    |                                                                                                          | Existing trees on plot:                                                                                                                                                                                                                                       |                                                      | 83                                     |                                                   |    |
|    |                                                                                                          | Number of trees to be planted:                                                                                                                                                                                                                                |                                                      | 1236 + 500 for compensatory plantation |                                                   |    |
|    |                                                                                                          | Number of trees to be cut:                                                                                                                                                                                                                                    |                                                      | 50                                     |                                                   |    |
|    |                                                                                                          | Number of trees to be Retained                                                                                                                                                                                                                                |                                                      | 33                                     |                                                   |    |
| 31 | Power requirement:                                                                                       | Source of power supply:                                                                                                                                                                                                                                       |                                                      | MSEDCL                                 |                                                   |    |
|    |                                                                                                          | During Construction Phase (Demand Load):                                                                                                                                                                                                                      |                                                      | 80 kVA                                 |                                                   |    |
|    |                                                                                                          | During Operation phase (Connected load):                                                                                                                                                                                                                      |                                                      | 4350 kW                                |                                                   |    |
|    |                                                                                                          | During Operation phase (Demand load):                                                                                                                                                                                                                         |                                                      | 3000 kW                                |                                                   |    |
|    |                                                                                                          | Transformer:                                                                                                                                                                                                                                                  |                                                      | 2 X 2000 kVA                           |                                                   |    |
|    |                                                                                                          | DG set:                                                                                                                                                                                                                                                       |                                                      | 2 X 750 KVA                            |                                                   |    |
|    |                                                                                                          | Fuel used:                                                                                                                                                                                                                                                    |                                                      | HSD                                    |                                                   |    |
| 32 | Details of Energy saving                                                                                 | <ul style="list-style-type: none"><li>- Auto Timer Control for external and common lightning</li><li>- Use of LED lamps in all public/Common area</li><li>- electronic V3F Drivers for elevators</li><li>- Solar PV panel for common area lightning</li></ul> |                                                      |                                        |                                                   |    |
| 33 | Environmental Management plan budget during Construction phase                                           |                                                                                                                                                                                                                                                               | Capital Cost – Rs 39 lakhs<br>O and M- Rs 39.8 Lakhs |                                        |                                                   |    |
| 4  | Environmental Management plan Budget during Operation phase                                              | S. No.                                                                                                                                                                                                                                                        | Component                                            | Capital cost Rs. In Lacs               | Operational and Maintenance cost (Rs. in Lacs/yr) |    |
|    |                                                                                                          | 1                                                                                                                                                                                                                                                             | Effluent Treatment Plant                             | 1027                                   | 2                                                 |    |
|    |                                                                                                          | 2                                                                                                                                                                                                                                                             | TTP & ZLD                                            | 650                                    | 1.5                                               |    |
|    |                                                                                                          | 3                                                                                                                                                                                                                                                             | STP                                                  | 20                                     | 1                                                 |    |
|    |                                                                                                          | 3                                                                                                                                                                                                                                                             | Air Pollution Control Device (ESP)                   | 306                                    | 58                                                |    |
|    |                                                                                                          | 4                                                                                                                                                                                                                                                             | Solar                                                | 315                                    | In House                                          |    |
|    |                                                                                                          | 5                                                                                                                                                                                                                                                             | Landscaping                                          | 250                                    | 5                                                 |    |
|    |                                                                                                          | 6                                                                                                                                                                                                                                                             | Rain Water Harvesting                                | 38                                     | 2                                                 |    |
|    |                                                                                                          |                                                                                                                                                                                                                                                               | Solid Waste Management                               | 5                                      | 2                                                 |    |
|    |                                                                                                          |                                                                                                                                                                                                                                                               | Total                                                | 2611                                   | 71.5                                              |    |
|    | Disaster Management<br>Capital Cost: Capital Cost :- Rs. 296.66 Lakhs; O & M Cost:- Rs. 41.17 Lakhs/year |                                                                                                                                                                                                                                                               |                                                      |                                        |                                                   |    |
| 5  | Traffic Management                                                                                       | Type                                                                                                                                                                                                                                                          | Required as per DCR                                  | Actual Provided                        | Area per parking (m <sup>2</sup> )                |    |
|    |                                                                                                          | 4- Wheeler                                                                                                                                                                                                                                                    | 196                                                  | 365                                    | 12.5                                              |    |
|    |                                                                                                          | 2- Wheeler                                                                                                                                                                                                                                                    | 563                                                  | -                                      | -                                                 |    |
| 36 | Details of Court cases / litigations w.r.t. the project and project location if any.                     |                                                                                                                                                                                                                                                               |                                                      |                                        |                                                   | No |

3. Proposal was considered by SEIAA in its 310<sup>th</sup> (Day-1) meeting held on 27<sup>th</sup> October, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. 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, 2021.
6. PP to ensure to achieve minimum 5% energy saving by using non-conventional energy source.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 10,457.80 m<sup>2</sup> 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. 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.
5. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
6. SEIAA decided to grant EC for FSI- 45,627.85m<sup>2</sup>, Non FSI- 1729.16m<sup>2</sup>, total BUA- 47,357.01 m<sup>2</sup>. (Plan approval No- EE-I/PI.APP/I-110985/of 2025, dated 29.04.2025).

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring

communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets

may be decided with in consultation with Maharashtra Pollution Control Board.

- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter

are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](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.

  
Jayashree Bhoj  
(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. Regional Officer, MIDC, Nagpur.
7. Regional Officer, Maharashtra Pollution Control Board, Nagpur.

