



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

To,

The Associate Vice President Architecture
MINDSPACE BUSINESS PARKS PRIVATE LIMITED
Plot no. C-30,Block G, Opp SIDBI,Bandra Kurla Complex, Bandra East,
Mumbai MH 400051 -400051

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/257731/2022 dated 22 Feb 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC22B038MH110325 |
| 2. File No. | SIA/MH/MIS/257731/2022 |
| 3. Project Type | Expansion |
| 4. Category | B2 |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | EC Amendment for minor change in
commercial project "The Square" located
at S.no. 35,Hissa no. 9+10+11+12/C &
Hissa no. 9+10+11+12/B, Village
Vadgaon Sheri,Taluka Haveli,Pune,
Maharashtra by Mindspace Business
Parks Pvt. Ltd |
| 7. Name of Company/Organization | MINDSPACE BUSINESS PARKS
PRIVATE LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | N/A |

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

Date: 09/06/2022

(e-signed)
Manisha Patankar Mhaiskar
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.*

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and Virtuous Environmental Single-Window Hub)



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/257731/2022
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
Mindspace Business Parks Pvt. Ltd
S.no. 35,Hissa no. 9+10+11+12/C & Hissa no. 9+10+11+12/B,
Village Vadgaon Sheri, Taluka Haveli, Pune

Subject : Environment Clearance for Amendment for minor change in commercial project "The Square" located at S.no. 35,Hissa no. 9+10+11+12/C & Hissa no. 9+10+11+12/B, Village Vadgaon Sheri, Taluka Haveli, Pune, Maharashtra by Mindspace Business Parks Pvt. Ltd

Reference: Application no. SIA/MH/MIS/257731/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC- 3 in its 123rd & 138th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 231st & 243rd (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Proposal Number	Proposal No. SIA/MH/MIS/168423/2020	
Name of Project	Proposed EC amendment for Minor change in Commercial project "The Square" at S.no. 35,Hissa no. 9+10+11+12/C &Hissa no. 9+10+11+12/B, Village - Vadgaon Sheri, Taluka- Haveli, Pune, Maharashtra.	
Project category	8(a), B2	
Type of Institution	Private	
Project Proponent	Name	M/s Mindspace Business Parks Pvt. Ltd.
	Regd. Office address	Plot no. C-30, Block G, Opp. SIDBI, Bandra Kurla Complex, Bandra East, Mumbai MH 400051 Maharashtra 400051
	Contact number	020-66831030
	e-mail	mi.za.mbpppl-vs35@kraheja.com
Consultant	Sneha Hi-Tech Products Pvt. Ltd. Certificate No. NABET/EIA/1619/IA0028 dated 13.07.2017	
Applied for	EC amendment for Minor change in Commercial project "The Square"	

Details of previous EC		1) Revalidation & proposed Amendment in EC vide letter no. SEIAA-EC-0000000353 dated 15.06.2018 2) EC vide letter no.21-73/2007-IA.III dated 8.05.2007			
Location of the project		At S.no. 35,Hissa no. 9+10+11+12/C & Hissa no. 9+10+11+12/B, Village - Vadgaon Sheri, Taluka- Haveli, Pune, Maharashtra			
Latitude and Longitude		Latitude: 18°33'35.83"N, Longitude: 73°55'13.68"E			
Total Plot Area (m ²)		40,958.29			
Deductions (m ²)		11,426.26			
Net Plot area(m ²)		29,332.03			
Proposed FSI area(m ²)		46,183.97			
Proposed non-FSI area (m ²)		59,357.67			
Proposed TBUA (m ²)		1,05,541.64			
TBUA(m ²) approved by Planning Authority till date		-			
Ground coverage (m ²) & %		10,573.31 m ² (35.81 %)			
Total Project Cost (Rs.)		Amendment Cost-Rs 10 Crores			
CER as per MoEF & Circular Dated 01/05/2018	Activity	Location	Cost(Rs.)	Duration	
-					
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)
Building A	P3+P2+P1+G+3 floors	21.0	Building A	P3+P2+P1+G+3floors	21.0
Building B	Basement + Ground parking + 6 floors	35.4	Building B	Basement + Ground parking + 6 floors	35.4
Total number of tenements			-		
Water Budget		Dry Season (CMD)		Wet Season (CMD)	

	Fresh Water	156	Fresh Water	156
	Recycled water		Recycled water	
	Recycled water - (flushing)	127	Recycled water - (flushing)	127
	HVAC	86	HVAC	86
	Recycled water - (Gardening)	10	Recycled water - (Gardening)	0
	Swimming Pool	NA	Swimming Pool	NA
	Total	379	Total	369
	Waste water Generation	256	Waste water generation	256

Water Storage Capacity for Firefighting/ UGT (m ³)	Purpose	UG Tank (m³)	
		Residential	Commercial
	Domestic	-	Building A-300 m ³ Building B – 100 m ³
	Fire	-	Building A -300 m ³ Building B -200 m ³
	Flushing	-	Building A -200 m ³ Building B- 150 m ³

Source of water	PMC/Tanker water	
Rainwater Harvesting (RWH)	Level of the Ground water table:	Below 5.5 m BGL average
	Size and no. of RWH tank(s) and Quantity:	NA
	Quantity and size of recharge pits:	03 nos, 2 m x 2 m x 2.5 m
	Details of UGT tanks if any:	NA
Sewage and Waste water	Sewage generation in CMD:	256
	STP technology:	MBBR
	Capacity of STP (CMD):	380 KLD

Solid Waste Management during Construction Phase	Type	Quantity(kg/d)	Treatment/disposal
	Dry waste:	7.5 kg/day	It was segregated and handed over to authorized vendor
	Wet waste:	5 kg/day	It was disposed off through Municipal waste collection system.
	Construction waste	At actual	Utilized on site at maximum

			extent. Rest handed over to local body
Solid Waste Management during Operation Phase	Type	Quantity(kg/d)	Treatment/dispo sal
	Dry waste:	1667.9 kg/day	Handed over to Authorized Agency
	Wet waste:	716 .1 kg/day	Treated in OWC
	Hazardous waste:	-	
	Biomedical waste	-	-
	E-Waste	83 kg/day	Handed over to Authorized recycler for further handling & disposal purpose.
	STP Sludge (dry)	25.6 kg/day	Used as manure for gardening
Green Belt Development	Total RG area (m ²):	3601.52 m ²	
	Existing trees on plot:	509 nos.	
	Number of trees to be planted:	0 nos.	
	Number of trees to be cut:	0 nos.	
	Number of trees to be transplanted:	0 nos.	
Power	Source of power supply:	MSEB	
	During Construction Phase (Demand Load):	100 KVA	
	During construction phase - DG set	100 KVA	
	During Operation phase (Connected load):	Building A- 5241 KVA; Building B -3277 KVA	
	During Operation phase (Demand load):	Building A- 4950 KVA; Building B – 2200 KVA	
	Transformer:	Building A: 2 nos. of 1250 KVA, Building B: 4 nos. of 2000 KVA	
	DG set:	Building A- 3 x 1500 KVA & 1 X 1750 KVA.	

		Building B – 2 x 1250 KVA																																																
	Fuel used:	HSD																																																
Details of Energy saving	-																																																	
Environmental Management plan budget during Construction phase	We had allocated separate funds for implementation of environmental protection measures/EMP at the time of construction phase. We have done Dust suppression, Site sanitation, Disinfection, Health checkup Environment Monitoring & Safety measures & inspection.																																																	
Environmental Management plan Budget during Operation phase	<table border="1"> <thead> <tr> <th rowspan="2">Sr. No</th> <th rowspan="2">Component</th> <th colspan="3">Capital Cost In Rs. Lakhs</th> <th rowspan="2">Annual O & M Cost In Rs. Lakhs/annum</th> </tr> <tr> <th>Existing Expenditure</th> <th>Proposed Expenditure</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td colspan="6">During Operation Phase:</td> </tr> <tr> <td>1</td> <td>Rain Water Harvesting-Recharging existing ground water table</td> <td>17.0</td> <td>-</td> <td>17.0</td> <td>0.65</td> </tr> <tr> <td>2</td> <td>Sewage Treatment Plant- STP Operation and its maintenance</td> <td>35.0</td> <td>-</td> <td>35.0</td> <td>8.5</td> </tr> <tr> <td>3</td> <td>Solid waste-Collection Segregation and management of MSW</td> <td>4.25</td> <td>-</td> <td>4.25</td> <td>1.0</td> </tr> <tr> <td>4</td> <td>Green belt development- Tree Plantation and maintenance of existing trees</td> <td>22.0</td> <td>-</td> <td>22.0</td> <td>1.10</td> </tr> <tr> <td>5</td> <td>Energy saving-Energy</td> <td>315.5</td> <td>-</td> <td>315.5</td> <td>22</td> </tr> </tbody> </table>					Sr. No	Component	Capital Cost In Rs. Lakhs			Annual O & M Cost In Rs. Lakhs/annum	Existing Expenditure	Proposed Expenditure	Total	During Operation Phase:						1	Rain Water Harvesting-Recharging existing ground water table	17.0	-	17.0	0.65	2	Sewage Treatment Plant- STP Operation and its maintenance	35.0	-	35.0	8.5	3	Solid waste-Collection Segregation and management of MSW	4.25	-	4.25	1.0	4	Green belt development- Tree Plantation and maintenance of existing trees	22.0	-	22.0	1.10	5	Energy saving-Energy	315.5	-	315.5	22
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		savings measures				
	6	Environment Monitoring	--		-	05
	7	Basement Ventilation-Ventilation for basement	400	-	400	5
		Total	793.75		793.75	43.25
Traffic Management	Required as per DCR			Actual Provided	Area per parking (m ²)	
4-Wheeler	972			972	37,386.31	
2-Wheeler	3265			3265		
Cycle	-			-	-	

3. Proposal is an expansion of existing construction project. PP obtained 1st Environment clearance vide letter dated 08.05.2007 for total built up area of 47,866.60 Sq.M. PP further stated that they have received amendment in Environmental clearance vide letter dated 15.06.2018 for total construction area of 1,00,041.67 Sq.M The proposal has been considered by SEIAA in its 243rd (Day-1) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit the structural stability certificate.
2. PP to ensure that debris management should be properly carried out.
3. PP to provide minimum 25 % of total parking arrangement with electric charging facility by providing charging points at suitable places.
4. An Architect Certificate shall be submitted stating that since appraisal of the project there is no change in the project.

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-44870.87 m², Non-FSI-60670.82 m², Total BUA-105541.69 m². (Plan approval-01/3062, dated-11.10.2021).

General Conditions:

A. Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the

stipulated standards by CPCB/MPCB.

- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B. Operation phase:-

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

circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <http://parivesh.nic.in>

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (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, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar-Mhaiskar
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Pune .
6. Commissioner, Pune Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Pune.