



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

To,

The -1

REDDY BUILDERS & DEVELOPERS

Reddy house 1st floor, Marve road , Malad west , Mumbai Suburban -
400095

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/INFRA2/431495/2023 dated 31 May 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B039MH143536 |
| 2. File No. | SIA/MH/INFRA2/431495/2023 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed SRA Project On Plot Bearing
C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 To
50A/50,50A/67 To 50A/145, 55 (Pt), Of
Village Pahadi Goregaon, Tal- Borivali,
Yashwant Nagar At Goregaon (W),
Mumbai - 400062, For, "Shree Ganesh
Ekta SRA Chs Ltd & Tanaji, Omkar &
Kranti SRA CHS Ltd" M/s. REDDY
BUILDERS & DEVELOPERS |
| 7. Name of Company/Organization | REDDY BUILDERS & DEVELOPERS |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

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

Date: 01/11/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/431495/2022
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Reddy Builders & Developers,
C.T.S No. 49, (Pt), 50-A (Pt), 50A/26,
To 50A/50,50A/67 To 50A/145, 55 (Pt),
Village Pahadi Goregaon, Tal- Borivali,
Yashwant Nagar At Goregaon (W), Mumbai.

Subject : Environmental Clearance for proposed SRA Project for "Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd. on Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 To 50A/50,50A/67 To 50A/145, 55 (Pt), Of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar At Goregaon (W), Mumbai by M/s. Reddy Builders & Developers. (Violation Case)

Reference : Application no. SIA/MH/INFRA2/431495/2022

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 206th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 266th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 21st September, 2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/411054/2022	
2	Name of Project	SRA Project at Plot Bearing C.T.S No. 49, (Pt), 50-A (Pt), 50A/26 to 50A/50,50A/67 To 50A/145, 55 (Pt), of Village Pahadi Goregaon, Tal- Borivali, Yashwant Nagar at Goregaon (W), Mumbai - 400062, For, "Shree Ganesh Ekta SRA Chs Ltd & Tanaji, Omkar & Kranti SRA CHS Ltd" M/s. Reddy Builders & Developers.	
3	Project category	Item 8(b) Category B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Vishal Rajgarhia
		Regd. Office address	Reddy house 1st floor, Marve road, Malad west, Mumbai Suburban
		Contact number	9819642333
		e-mail	deepika@chandakgroup.com
6	Consultant	Enviro Analysts & Engineers Pvt. Ltd., NABET/EIA/2124/SA0193 Validity: 18.06.2024	

7	Applied for	Fresh					
8	Location of the project	Village: Goregaon, Tehsil: Malad, District: Mumbai Suburban, State: Maharashtra					
9	Latitude and Longitude	A-Lat - 19°10'4.54"N Long - 72°50'25.78"E B- Lat - 19°10'3.41"N Long - 72°50'30.76"E C- Lat - 19° 9'57.14"N Long - 72°50'27.68"E D-Lat - 19°10'2.70"N Long - 72°50'25.16"E					
10	Plot Area (sq.m.)	19,259.62 sqm					
11	Deductions (sq.m.)	2,567.21 sqm					
12	Net Plot area (sq.m.)	16,692.41 sqm					
13	Ground coverage (m ²) & %	9600.00 (57%)					
14	FSI Area (sq.m.)	1,02,034.68 sqm					
15	Non-FSI (sq.m.)	73,663.20 sqm					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,75,697.88 sqm					
17	TBUA (m ²) approved by Planning Authority till date	98275.17 sqm as per IOA dated 21.04.2023					
18	Earlier EC details with Total Construction area, if any.	EC letter no. SEAC 2010/CR.468/TC.2, Dated 29.03.2011 for construction area of 1,11,526.40 Sqm					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	1,10,716.89 sqm					
20	Previous EC / Existing Building	Proposed Configuration				Reason for Modification / Change	
	Buildi ng Name	Confi guration	Heig ht (m)	Building Name	Configuratio n	Height (m)	
	Rehab Bldg. No 1	Gr+ 15 Floors	46.65 m	Rehab Bldg. No 1	Gr+ 23 Floors	69.90 m	Increase in 8 upper floors (construction not yet started)
	Rehab Bldg. No 2	Gr+ 15 Floors	46.65 m	Rehab Bldg. No 2	Gr+23 Floors	69.85 m	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 3	Gr+15 Floors	46.65 m	Rehab Bldg. No 3	Gr+23 Floors	69.85 m	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 4	Gr+15 Floors	46.65 m	Rehab Bldg. No 4	Gr+23 Floors	69.90 m	Increase in 8 upper floors (construction completed)
	Parkin g tower	-	-	Parking tower	Proposed parking tower for rehab		Not Constructed

	1 nos. of sale Bldg. (4 wings A, B, C, D)	1B+5 Stilts +1 Podium+ 35 Upper floors	119.15 m	1 nos. of sale Bldg. (4 wings A, B, C, D)	Wing A - lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 36th upper residential floor, WING B - lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor, WING C- lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor. WING D- lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part	109.20 m	Change in planning (Part construction completed at site.)
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					residential) + 8th to 36th upper residential floor		
	Sale Bldg. no. 2 (E)	Not proposed	-	Sale Bldg. no. 2 (E)	G+ 1st to 3rd commercial floors	15.00 m	Newly proposed (construction not yet started)
21	No. of Tenements & Shops			Rehab: Residential- 968 + Shops- 59+ Total- 1027 Nos Sale 1- 1143 nos. Shops-17 nos. Sale 2 – commercial offices			
22	Total Population			Rehab: 4064 Nos. Sale 1: 5251 Nos. Sale 2: 156 Nos. Total- 9471 nos.			
23	Total Water Requirements CMD			Domestic water-833 KLD Flushing water-418 KLD RG water -28 KLD Total Water Requirement-1279 KLD			
24	Under Ground Tank (UGT) location			Under Ground			
25	Source of water			MCGM			
26	STP Capacity & Technology			Rehab: 1 x 460 cum Sale 1: 1 x 650 cum Sale 2: 1 x 10cum Total: 1120 cum of STP Proposed for MBBR Technology			
27	STP Location			Rehab -Under Ground, Sale- Ground floor +L1+L2+L3			
28	Sewage Generation CMD & % of sewage discharge in sewer line			Rehab:445 KLD Sale 1: 590 KLD Sale 2: 6 KLD Total: 1041 KLD Sewage Generation & 35% sewage will discharge in sewer line			
29	Solid Waste Management during Construction Phase			type	Quantity (Kg/day)		Treatment / disposal
				Dry waste	10 kg/day		Will be handed over to a recycler
				Wet waste	15 kg/day		Handed over to municipal waste collector
				Construction waste	Excavatio n material	11200 cum	7200 cum is already disposed of Bhiwandi as per the SWM NOC received from MCGM. 2000 cum was used

					within the site for backfilling and internal roads. 2000 cum will be generated from R1 and S2 which will be partly used on site and rest will be disposed off as per SWM NOC.
				Cement Bags	18000 nos. RMC plant will be used for major construction activity. Rest of the Empty bags to be handed over to recycler.
				Paint container (@20 L)	900 nos. To be handed over to recycler.
				Scrap metal generated	6 tons 100 % to be sold for recycling.
				Broken Tiles	1500 sqm Waste tiles to be used for skirting. Broken pieces to be used for China mosaic waterproofing of terraces.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/day)	Treatment / disposal	
		Dry waste	1887	Will be handed over to a recycler	
		Wet waste	2772	2 nos. of Drum composter of 1600 kg /day and 1200 kg/day capacity	
		E-Waste	Residential-4.5 tons/ annum for entire project Commercial- 0.3 tons/ annum for entire project	Will be collected and sent to MPCB authorized recyclers.	

		STP Sludge (dry)	55 KLD	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	<p>RG required (8 %)- 1335.39 sqm Total RG Provided on ground: 1483.70 sqm Services in RG- (already constructed for R2 and R3) substation, and UG tank of R2 and R3- 100 sqm RG after deduction of services - 1383.70 sqm RG Provided on Podium:3000 sqm Total- 4483.70 sqm</p> <p>Existing trees on plot: 19 nos. Number of trees to be cut: 0 Nos. Number of trees to be transplanted: 0 Nos. Number of trees to be planted: a) In RG area: 400 nos. along the plot boundary b) In Miyawaki Plantation (180 sqm): 540 canopy, tree, sub tree +180 shrubs all native trees will be planted and no the above list doesn't include palm trees. species diversity of 25 to 30 nos. will be planted Nos. of trees after development: 940+ 19= 959 Nos.</p>		
32	Power requirement	<p>During Operation Phase: Rehab- Connected load- 5192 kW Maximum demand- 1428 kW Sale - Connected load- 18628 kW Maximum demand- 5738 kW</p>		
33	Energy Efficiency	<p>Rehab Total savings – 16% Solar savings – 5% Sale Total savings – 18% Solar savings – 5%</p>		
34	D.G. set capacity	<p>1 x 750 kVA 1 X 150 kVA Location – Dg set - Lower ground 3 Substation - Lower ground 1</p>		
35	No. of 4-W & 2-W Parking with 25% EV	<p>4-W- Rehab: 176 Nos. Sale 1: 1116 Nos. Sale 2: 15 Nos. Total: 1307 Nos.</p>		

		2-w-55 nos.
36	No. & capacity of Rain water harvesting tanks /Pits	1 x rehab- 109 cum 1 x Sale 1- 172 cum 1 x Sale 2 – 25 cum
37	Project Cost in (Cr.)	Rs. 594.00 Cr.
38	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 44.80 Lakhs. 2. O & M Cost: Rs.37.70 Lakhs/Annum. b) Operation Phase: 1. Capital Cost: Rs. 1966 Lakhs. 2. O & M Cost: Rs.139.75 Lakhs/Annum.
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	OM dated 30.9.2020 U/n F.No- 22-65/2017.IA.III supersedes earlier OM under even number dated 1 st May, 2018 regarding guidelines in respect to CER
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA

The comparative statement showing the project details as per earlier EC and the project details as per proposed expansion is as follow:

Sr. No.	Project Details	Unit	Details		
			As per EC Received dated 29/03/2011	For proposed expansion	Remarks
1	Plot area	Sq. m.	19,259.62	19,259.62	No change
2	Deduction for PG and Garden reservation	Sq. m.	2407.94	--	As per DCPR 2034
	Buildable municipal maternity and dispensary	Sq. m.	---	62.19	
	35% non – buildable PG reservation	Sq. m.	---	183.93	
	35% non – buildable Garden reservation	Sq. m.	---	683.89	
	12.20 m wide proposed D.P Road deduction	Sq. m.	1525.25	1525.25	

	12.20 m wide Existing Road	Sq. m.	111.95	111.95	
	Total Deductions	Sq. m.	4045.14	2,567.21	Decrease in deduction as per new DCPR policy for RGPG reservation
3	Net Plot area	Sq. m.	15,214.48	16,692.41	Increase in net plot area
4	FSI area	Sq. m.	50,151.46	1,02,034.68	Increase in FSI area due to MCGM DCPR 2034
5	Non FSI area	Sq. m.	61,374.94	73,663.20	Corresponding increase in Non FSI due to increase in floors and addition of sale bldg.
6	Total Built up area (Construction area)	Sq. m.	1,11,526.40	1,75,697.88	=do=
7	Project Cost	Rs.	117.75 Cr	594.00 Cr	Increase in cost
8	Building Configuration				
	Buildings	Wings			
	Rehab Bldg. No 1	-	Gr+15 Floors	Gr+ 23 Floors	Increase in 8 upper floors (construction not yet started)
	Rehab Bldg. No 2	-	Gr+15 Floors	Gr+23 Floors	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 3	-	Gr+15 Floors	Gr+23 Floors	Increase in 8 upper floors (construction completed and OC received in 2017)
	Rehab Bldg. No 4	-	Gr+15 Floors	Gr+23 Floors	Increase in 8 upper floors (construction completed)
	Parking tower	-	----	Proposed parking tower for rehab	Not Constructed
	1 no. of sale Bldg.	4 wings A, B, C, D	1B+5 Stilts +1 Podium+35 Upper floors	Wing A - lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 36th upper	Change in planning. Part construction completed at site.

			<p>residential floor, WING B - lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor, WING C- lower ground 3 + lower ground 2 + lower ground 1 + ground floor +1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper residential floor. WING D- lower ground 3 + lower ground 2 + lower ground 1 + ground floor + 1st to 7th floor (Part parking tower and part residential) + 8th to 36th upper</p>	
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				residential floor	
	Sale Bldg. no. 2	Wing E	Not proposed	Sale building no 2 – G+ 1st to 3rd commercial floors height - 15.00 m	Newly proposed (construction not yet started)
9	Number of tenants and shops				
	Rehab	Nos.	590 Nos	Residential- 968 + Shops- 59+ Total-	Increase in tenements due to increase in FSI and upper floors
	Sale	Nos.	260 Nos	Sale – Resi- 1143 nos. Shops-17 nos. Sale 2 – commercial offices	
10	No. of expected Residents				
	Total	Nos.	Not mentioned in EC	9471	Increase in population due to increase in upper floors
11					
	Rehab	Meter.	46.65	69.90	Increase in rehab height due to increase upper floors Decrease in height due to computation of building height as per site elevations
	Sale	Meter	119.15	109.20	
12	Total water requirement	KLD	709	1279	Increased due to increase in tenements
13	Wastewater generation	KLD	606	1041	Increased due to increase in tenements.
14	STP capacity	KLD	Rehab- 500 Sale - 200 Total- 700	Rehab- 460 Sale 1 - 650 Sale 2-10 Total- 1120	Earlier Rehab STP was proposed with higher capacity. Currently population of rehab was considered as per NBC 2016 230 KLD STP for R2 and R3 is operational at site which will be later replaced with 460 KLD STP which is combined for all 4 rehab buildings

15	Total Solid waste generation	Kg/Day	2330	4659	Increased due to increase in tenements.
16	4 Wheelers	Nos.	589	1307	Increased due to increase in tenements.
17	RG Area	Sq. m.	2353.23	4483.70	Increase in RG area due to increase in RG on podium
18	Power Requirement				
	Connected Load	Kw	6224	23820	Increase due to Increase in tenements Rehab is proposed with alternate power supply hence DG capacity is reduced.
	Maximum Demand	Kw	4886	7166	
	D.G. Sets	KVA	1X500, 1X630	1X750, 1X150	

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide SEAC-2010/CR-468/TC-2, dated: 29.03.2011 for the total construction area of 1,11,526.40 Sq. Mtrs. FSI: 50,151.46 Sq. Mtrs. & Non-FSI: 61,374.94 Sq. Mtrs. Proposal has been considered by SEIAA in its 266th (Day-2) meeting held on 21st September, 2023. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 under violation category as per MoEF&CC Office Memorandum dated 07.07.2021 subject to submission of Bank Guarantee of Rs. 2,70,89,844 /- and penalty of Rs. 2,46,50,500/-. Now, PP submitted the Bank Guarantee of Rs. 2,70,89,844 /- and penalty of Rs. 2,46,50,500/- to Maharashtra pollution Control Board on 09.10.2023. SEIAA decided to grant Environment Clearance to the proposal subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Documeomnt/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:
a)CFO NOC for R1; b) Tree NOC.
3. PP to upload updated EIA report with certified copies of Environment Damage Assessment Report, Remedial Plan and Natural & Community Resource Augmentation Plan from PP, their Architect & Accredited Environment Consultant as well as CA certificate.
4. PP to submit a Bank Guarantee of Rs. 2,70,89,844 /- to Maharashtra Pollution Control Board towards effective implementation of the Remediation plan and Natural and Community Resource Augmentation Plan.
5. PP to submit penalty of Rs. 2,46,50,500 /- to SEIAA, Maharashtra.
6. PP to deduct area under services proposed in RG area & submit revise RG area calculations with Architect certificate mentioning that all required RG as per prevailing DCR is proposed on mother earth as per Apex court's order.
7. PP to obtain certified compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
8. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from

- concerned authority/ agency/third party for use of excess treated water generated in the project.
9. PP to relocate flushing tank adjacent to the STP: pp to provide 40% open to sky area for Sale as well as Rehab STP & submit revise layout.
 10. PP to relocate UGTs of proposed building to the 1st basement such that top of the UGTs are flush to the ground level.
 11. PP to comply with SEIAA decision regarding activities to be carried out for Environmental restoration programme.
 12. PP to submit an indemnity bond indemnifying Environment Department, Government of Maharashtra, SEIAA and SEAC-2 from any legal consequences arises on account of disputes in respect of ownership of the land and other issues of the project.

B. SEIAA Conditions-

1. PP to submit Bank Guarantee of Rs. 2,70,89,844 /- towards effective implementation of remediation plan and Natural and Community Resource augmentation Plan. PP to implement remediation plan and Natural and Community Resource augmentation Plan within 6 months from grant of this Environment Clearance. PP also to submit penalty of Rs. 2,46,50,500 /-.
2. Maharashtra Pollution Control Board to ensure that, action has been initiated against the PP under the Section 15 (read with Section 19) of Environment (Protection) Act, 1986 for violation provisions of EIA notification, 2006.
3. PP has provided mandatory RG area of 1335.39m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. 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.
7. SEIAA after deliberation decided to grant EC for-FSI-98275.17 m², Non FSI-70636.97 m², total BUA-168912.14 m². (Plan approval No-P/S/MHDA/0013/20050531, dated-21.04.2023) (Restricted as per approval)

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.

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

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

B) Operation phase:-

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

the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, 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.



Pravin Darade
(Member Secretary, SEIAA)

Copy to:

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