



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

To,

The Srmanager

M/S. EVIE REAL ESTATE PRIVATE LIMITED

4th Floor, Runwal and Omkar Esquare, opp. Sion Chunnabhatti Signal, Off  
Eastern Express Highway, Sion East, Mumbai. -400022

**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/72088/2017 dated 08 Feb 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |  |
|---|--|
| 1. EC Identification No.                      | EC22B039MH137541   |
| 2. File No.                                   | SIA/MH/MIS/72088/2017  |
| 3. Project Type                               | Expansion  |
| 4. Category                                   | B1   |
| 5. Project/Activity including<br>Schedule No. | 8(b) Townships and Area Development<br>projects.   |
| 6. Name of Project                            | Residential Development along with retail<br>shops at Kanjurmarg, Mumbai by M/s.<br>Evie Real Estate Private Limited |
| 7. Name of Company/Organization               | M/S. EVIE REAL ESTATE PRIVATE<br>LIMITED   |
| 8. Location of Project                        | Maharashtra  |
| 9. TOR Date                                   | 14 Aug 2017  |

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

Date: 30/09/2022

(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.*

*This is a computer generated cover page.*

PARIVESH

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and Virtuous Environmental Single-Window Hub)



**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/MIS/72088/2017  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To

M/s. Evie Real Estate Private Limited,  
CTS. No. 1004, 1005, 1005/1, 1006, 1007(pt),  
1007/3(pt), 1007/4, 1009(pt), 1009/5 & 6, 1010(pt),  
1013(pt), 1014(pt), 1014/1 to 6, 1017, 1017/1 to 6,  
1018, 1018/1 to 9, Kanjur Marg (E), Mumbai.

**Subject** : Environmental Clearance for Proposed Residential Development along with Retail Shops at CTS. No. 1004, 1005, 1005/1, 1006, 1007(pt), 1007/3(pt), 1007/4, 1009(pt), 1009/5 & 6, 1010(pt), 1013(pt), 1014(pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9, Kanjur Marg (E), Mumbai by M/s. Evie Real Estate Private Limited.

**Reference** : Application no. SIA/MH/MIS/72088/2017

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 183<sup>rd</sup> meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 251<sup>st</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/72088/2017	
2	Name of Project	Residential Development along with retail shops at Kanjurmarg, Mumbai	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Parag Pai - Authorized Signatory (For M/s. Evie Real Estate Private Limited)
		Regd. Office address	4 <sup>th</sup> Floor, Runwal & Omkar E-square, Opp. Sion Chunnabhatti Signal, Off Eastern Express Highway, Sion (E), Mumbai – 400 022.
		Contact number	022 - 61162000
		e-mail	parag.pai@runwal.com

6	Consultant	<b>ULTRA TECH</b> Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 <sup>th</sup> March, 2023					
7	Applied for	<b>Expansion</b>					
8	Location of the project	CTS. No. 1004, 1005, 1005/1, 1006, 1007(pt), 1007/3(pt), 1007/4, 1009(pt), 1009/5 & 6, 1010(pt), 1013(pt), 1014(pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9, Kanjurmarg, Tehsil: Kurla, District: Mumbai Suburban, State: Maharashtra, India.					
9	Latitude and Longitude	Latitude: 19°7'57.99"N Longitude: 72°55'59.27"E					
10	Plot Area (sq.m.)	92,398.41 sq. mt.					
11	Deductions (sq.m.)	24,833.24 sq.mt.					
12	Net Plot area (sq.m.)	67,565.17 sq.mt.					
13	Ground coverage (m <sup>2</sup> ) & %	34,876.78 sq.mt. (52%)					
14	FSI Area (sq.m.)	2, 77,904.56 sq.mt.					
15	Non-FSI (sq.m.)	3,35,210.04 sq.mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	6,13,114.60 sq.mt.					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Received Concession Approval dated 17.12.2021 received from MCGM. For total construction built up area = 6,13,114.60 Sq. mt.					
18	Earlier EC details with Total Construction area, if any.	Previously received EC from SEIAA, Maharashtra in the year 2016 and 2019. Thereafter received Expansion in EC dated 31 <sup>st</sup> March, 2020 for total construction built up area 2,53,675.18 sq. mt.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	The total Constructed Area (FSI + Non FSI) on site till date is 1,81,581.14 sq. mt.					
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Buildin g Name</b>	<b>Configuratio n</b>	<b>Heigh t (m)</b>	<b>Buildin g Name</b>	<b>Configuration</b>	<b>Heig ht (m)</b>	
	Building 1 with Wing A, B, C, D & E			Building 1 with Wing A, B, C, D, E & F			
	Wing A & B	2 Basements + 4 Podia + 50 Floors	170.25	Wing A & B	Stilt + 3 level podium + 50 upper residential floors + 1 fire check floors (in between 18 <sup>th</sup>	170.25	Proposed change in nomenclature as per approval received from MCGM.

				19 <sup>th</sup> floors)	
Wing C	3 Basements + 4 Podia + 50 Floors	170.25	Wing C	1 level basement + Stilt + 3 level podium + podium top + 50 upper residential floors + 1 fire check floors (in between 18th & 19th floors)	170.2 5
Wing D	3 Basements + 4 Podia + 50 Floors	172.05	Wing D	1 level basement + Stilt + 3 level podium + podium top + 50 upper residential floors + 1 fire check floors (in between 18th & 19th floors) + 1 service floor (in between 39th & 40th floors)	172.0 5
Wing E	3 Basement + 4 Podia + 43 Floors	148.90	Wing E	1 level basement + Stilt + 3 level podium + podium top + 43 upper residential floors + 1 fire check floors (in between 18th & 19th floors)	148.9 0
--	--	--	Wing F	1 level basement + Stilt + 3 level podium + podium top + 50 upper	170.1 0

				residential floors + 1 service floors (in between 18th & 19th floors)	
Building 2 with Wings I, J and K	3 Basement + 4 Podia + 51 Floors	178.15	Building 2 with Wing I, J, K, L, M & N	Ground Retail (part) & 1st (part) upper retail floor/ Double height stilt (part) & 1 service floor (part) + 4 level podium (part) & podium top (part) for Fitness centre & LOS/ 1st to 7th upper residential floors (part) + 8th to 47th upper residential floors + 1 service floor (in between 26th & 27th floor)	149.88
Club House	--	--	Fitness Center (3 nos.)	--	4.10
--	--	--	Building 3 with Wing G & H	2 level basements + Double height Stilt (part) + 1 level service floor (part) + 5 level podium (part) & podium top (part) for Fitness centre	154.03

					& LOS/ 1st to 7th upper residential floors (part) + 8th to 48th upper residential floors + 1 service floor (in between 26th & 27th floor)		
	EWS Building	Stilt + 22 floors (Underground services)	68.00	EWS Building	1 level basement + Stilt + 22 upper residential floors	68.13	
21	No. of Tenements & Shops			<b>Building 1</b>	Flats: 1599 nos.		
				<b>Building 2</b>	Flats: 1768 nos. Retail Fitness Centre: 3 nos.		
				<b>Building 3</b>	Flats: 831 nos.		
				<b>EWS Building</b>	Flats: 172 nos.		
22	Total Population			22904 nos.			
23	Total Water Requirements CMD			3007 CMD			
24	Under Ground Tank (UGT) location			<b>Building 1:</b> Underground <b>Building 2:</b> Underground <b>Building 3:</b> Basement <b>EWS Building:</b> Basement			
25	Source of water			Municipal Corporation of Greater Mumbai (M.C.G.M.)			
26	STP Capacity & Technology			<b>Building 1:</b> 1 STP of capacity 1120 KL <b>Building 2:</b> 1 STP of capacity 1250 KL <b>Building 3:</b> 1 STP of capacity 570 KL <b>EWS Building:</b> 1 STP of capacity 100 KL  <b>Technology:</b> Moving Bed Bio Reactor (MBBR)			
27	STP Location			<b>Building 1:</b> Underground <b>Building 2:</b> Underground <b>Building 3:</b> Basement <b>EWS Building:</b> Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			2838 CMD Sewage discharge in sewer line: 35%			
29	Solid Waste Management during Construction Phase			<b>Type</b>	<b>Quantity (Kg/D)</b>	<b>Treatment / Disposal</b>	
				Dry waste	33	To authorized	

		Wet waste	22	recyclers.
		Demolition debris	8,942 cum	Disposal to authorized landfill site as per permission received from M.C.G.M.
		Excavation waste	1,24,161 cum	Partly reused and partly disposed to authorized landfill site as per permission received from M.C.G.M.
			1,38,865 cum	Will be generated during construction of remaining buildings shall be partly reused on site and partly disposed to authorized landfill site as per permission from M.C.G.M.
		Construction waste	--	Partly reused/recycled on site and disposal of remaining waste to the authorized recycler.
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>
		Dry waste	5893	To Authorized MCGM
		Wet waste	3925	Treatment in OWC
		E-waste	--	--
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq. m.	RG required: 19,536.35 sq.mt. RG provided on mother earth: 11,406.95 sq.mt. Balance RG provided on ground: 530.35 sq.mt. RG provided on podium: 7,814.38 sq.mt <b>Total: 19,751.68 sq.mt.</b>		
		Existing trees on plot: 590 Nos.		
		Number of trees to be planted: 2319 nos. a) In RG area: 875 nos. (including periphery trees) b) In Miyawaki Plantation (with area): 1444 nos. of trees (area = 612 sq.mt.)		
		Number of trees already cut: 163 nos.		
		Number of trees to be cut: 18 nos.		

		Number of trees already transplanted: 174 nos. Number of trees to be transplanted: 5 Nos. Retained trees: 230 nos.
33	Power requirement	During Operation Phase: Connected load (KW): 31882 kW Maximum demand (KW): 16734 kW
34	Energy Efficiency	a) Total Energy saving (%): 22.10% b) Solar energy (%): 5.04%
35	D.G. set capacity	3 DG sets of 750 kVA capacity each 2 DG sets of 1250 kVA capacity each 1 DG set of 1010 kVA capacity 1 DG set of 320 kVA capacity
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 5073 nos. 2-Wheeler: 1034 nos. Provision of 615 nos. (10% of 4-wheeler & 2-wheeler) of E-charging points.
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of 5 nos. of Rain water harvesting tanks of capacity 370 KL
38	Project Cost in (Cr.)	Rs. 4197.13 Cr.
39	EMP Cost	<b>Construction Phase:</b> Rs. 144.85 Lacs <b>Operation Phase:</b> Capital cost: Rs. 1199.05 Lacs Operational and Maintenance cost: Rs. 73.82 Lacs/annum
40	CER Details with justification if any.....as per MoEF & CC circular dated 01/05/2018	--
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land

The comparative statement showing the details of project as per the earlier EC and the proposed project is as below:

AREA & PARKING DETAILS				
No.	Description	Details		Remarks w.r.t. appraisal in SEAC 2 meeting dt. 27.02.2020 & EC received dt. 31.03.2020
		Appraised by SEAC-2 in 130 <sup>th</sup> meeting dt. 27.02.2020	Seeking Expansion in EC	
1	Total plot area (Sq.mt.)	92,398.41	92,398.41	No Change
2	Balance plot area	58,963.01	67,565.17	Proposed increase by 8,602.16

	(Sq.mt.)			sq.mt. due to decrease in deduction area
3	Required Recreational Ground (RG) Area (Sq.mt.)	14,740.75	19,536.35	Proposed increase by 4,795.60 sq.mt. due to increase in net plot area
4	Provision of RG Area (Sq. mt.)	15,753.95	19,751.68	Proposed increase by 3,997.73 sq.mt.in line with requirement of RG area
5	Proposed Built-up Area as per FSI Including Fungible Area (Sq.mt)	1,65,135.54	2,77,904.56	<ul style="list-style-type: none"> <li>Proposed increase by 1,12,769.02 Sq.mt. due to change in planning and as per Permissible Built-up area</li> <li>In EC dt. 31.03.2020 FSI area was restricted to 1,05,602.31 Sq. mt. as per approval dt. 02.03.2020 received from MCGM.</li> </ul>
6	Built up Area as per Non FSI (Sq.mt)	2,39,018.07	3,35,210.04	<ul style="list-style-type: none"> <li>Proposed increase by 96191.97 Sq.mt.</li> <li>In EC dt. 31.03.2020 Non FSI area was restricted to 1,48,072.87 Sq. mt. as per approval dt. 02.03.2020 received from MCGM.</li> </ul>
7	<b>Total Construction Built up Area (Sq.mt)</b>	<b>4,04,153.61</b>	<b>6,13,114.60</b>	<ul style="list-style-type: none"> <li>Proposed increase by 2,08,960.99 Sq.mt.</li> <li>In EC dt. 31.03.2020 BUA was restricted to 2,53,675.18 Sq. mt. as per approval dt. 02.03.2020 received from MCGM.</li> </ul>
8	Parking requirement (Nos.)	4-Wheeler: 2785 2-Wheeler: Nil	4-Wheeler: 4075 2-Wheeler: Nil	Proposed increase in 1290 nos. of 4-Wheeler due to increase in no. of flats and in line with requirement of DC regulations
9	Parking Spaces Provision (Nos.)	4-Wheeler: 3118 2-Wheeler: 789	4-Wheeler: 5073 2-Wheeler: 1034	Proposed increase in 1955 nos. of 4-Wheeler in line with requirement and Proposed increase in 245 nos. of 2-Wheeler.

<b>PROJECT PROPOSAL</b>	
<b>Appraised by SEAC-2 in 130<sup>th</sup> meeting dt. 27.02.2020</b>	<b>Seeking Expansion in EC</b>
<b>Building 1 with Wing A, B, C, D &amp; E</b>	<b>Building 1 with Wing A, B, C, D, E &amp; F</b>
<b>Wing A &amp; B:</b> 2 Basements + 4 Podia + 50 Floors	<b>Wing A &amp; B:</b> Stilt + 3 level podium + podium top + 50 upper residential floors + 1 fire check floors (in between 18 <sup>th</sup> & 19 <sup>th</sup> floors)
<b>Wing C &amp; D:</b> 3 Basements + 4 Podia + 50 Floors	<b>Wing C:</b> 1 level basement + Stilt + 3 level podium + podium top + 50 upper residential floors + 1 fire check floors (in between 18 <sup>th</sup> & 19 <sup>th</sup> floors) <b>Wing D:</b> 1 level basement + Stilt + 3 level podium + podium top + 50 upper residential floors + 1 fire check floors (in between 18 <sup>th</sup> & 19 <sup>th</sup> floors) + 1 service floor (in between 39 <sup>th</sup> & 40 <sup>th</sup> floors)
<b>Wing E:</b> 3 Basement + 4 Podia + 43 Floors	<b>Wing E:</b> 1 level basement + Stilt + 3 level podium + podium top + 43 upper residential floors + 1 fire check floors (in between 18 <sup>th</sup> & 19 <sup>th</sup> floors)
--	<b>Wing F:</b> 1 level basement + Stilt + 3 level podium + podium top + 50 upper residential floors + 1 service floors (in between 18 <sup>th</sup> & 19 <sup>th</sup> floors)
<b>Building 2 with Wings I, J and K:</b>  3 Basement + 4 Podia + 51 Floors  <b>Club House</b>	<b>Building 2 with Wing I, J, K, L, M &amp; N:</b> Ground Retail (part) & 1 <sup>st</sup> (part) upper retail floor/ Double height stilt (part) & 1 service floor (part) + 4 level podium (part) & podium top (part) for Fitness centre & LOS/ 1 <sup>st</sup> to 7 <sup>th</sup> upper residential floors (part) + 8 <sup>th</sup> to 47 <sup>th</sup> upper residential floors + 1 service floor (in between 26 <sup>th</sup> & 27 <sup>th</sup> floor) <b>Fitness Center (3 nos.)</b>
--	<b>Building 3 with Wing G &amp; H:</b> 2 level basements + Double height Stilt (part) + 1 level service floor (part) + 5 level podium (part) & podium top (part) for Fitness centre & LOS/ 1 <sup>st</sup> to 7 <sup>th</sup> upper residential floors (part) + 8 <sup>th</sup> to 48 <sup>th</sup> upper residential floors + 1 service floor (in between 26 <sup>th</sup> & 27 <sup>th</sup> floor)
<b>EWS Building:</b>  Stilt + 22 floors (Underground services)	<b>EWS Building:</b>  1 level basement + Stilt + 22 upper residential floors
<b>No. of Flats/shops</b>	

2597 Nos.			4370 Nos. Retail	
ENVIRONMENTAL PARAMETERS				
No.	Description	Appraised by SEAC-2 in 130 <sup>th</sup> meeting dt. 27.02.2020	Seeking Expansion in EC	Remarks
1.	Occupancy (Nos.)	12593	22904	Proposed increase by 10311 nos. due to increase in flats and provision of retail shops.
2.	Total Water Requirement (KLD)	1815	3007	Proposed increase by 1192 due to increase in occupancy.
3.	Sewage Generation (KLD)	1475	2838	Proposed increase by 1363 due to increase in water requirement.
4.	Solid Waste Generation (kg/day)	5671	9818	Proposed increase by 4147 due to increase in occupancy.

3. Proposal is an expansion of existing construction project. PP has obtained earlier ECs in the year 2016 and 2019. Thereafter, PP received Expansion in EC dated 31st March, 2020 for total construction built up area 2,53,675.18 sq. mt. Proposal has been considered by SEIAA in its 251<sup>st</sup> (Day-2) 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 IOD/IOA/Concession Document/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) Water supply; b) Sewer connection; c) SWD NOC; d) Nalla remarks; e) HRC NOC.
3. PP to submit Architect certificate mentioning that there is no violation of any conditions of earlier EC as well as no change in footprint of the buildings & locations of the environmental infrastructure as per earlier EC.
4. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to explore for OWC with in vessel technology and accordingly submit revised OWC layout and its details.

6. PP to include cost of DMP in EMP; PP to provide portable STP for workers during construction phase; PP to provide Low Flow Devices (LFD) & Sensors as water conservation measures and include their cost in operation phase of EMP & accordingly, revise EMP of Construction & Operation phase.

**B. SEIAA Conditions-**

1. This EC is restricted to 120 m height for Wing F of Building 1, Wing I, J, K, L, M & N of Building 2, Wing G & H of Building 3 as PP has not received HRC NOC.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI –2, 77,904.56 m2, Non FSI-3,35,210.04 m2, Total BUA-6,13,114.60 m2. (Plan approval No., P-8324/2021/(1004 ANDOTHER)/SWARD/KANJUR-E/337/1/NEW, dated- 17.12.2021).

**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 [parivesh.nic.in](http://parivesh.nic.in)
- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year.
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM. SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient

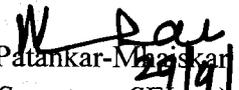
location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
  - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and

Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Manisha Patankar-Mhasiskar  
(Member Secretary, SEIAA) 29/9/2022

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.

