



File No: Proposal No : SIA/MH/INFRA2/547443/2025

Government of India

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



Dated: 22/12/2025



To,

Mr Vinod Kumbhar
SUIJIN PROJECTS PRIVATE LIMITED
2nd floor, Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400076., Mumbai ,
MUMBAI, MAHARASHTRA, 400076
mahesh.shinde@houseofhiranandani.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 Proposed Redevelopment under clause 33(7) (B) of MCGM DCPR 2034 of existing Building on Plot Bearing C.T.S No. 663, 663/1, 663/2, 663/3, 663/4, 663/10, 663/11, 663/16, 663/17, 663/19, of Village Chembur In M/W Ward Taluka Kurla Mumbai. By M/s. Suijin Projects Private Limited. submitted to Ministry vide proposal number SIA/MH/INFRA2/547443/2025 dated 08/08/2025.

2. The particulars of the proposal are as below:

| | |
|---|--|
| (i) EC Identification No. | EC25C3801MH5525707N |
| (ii) File No. | Proposal No : SIA/MH/INFRA2/547443/2025 |
| (iii) Clearance Type | EC |
| (iv) Category | B2 |
| (v) Project/Activity Included Schedule No. | 8(a) Building / Construction Proposed Redevelopment under clause 33(7) (B) of MCGM DCPR 2034 of existing Building on Plot Bearing C.T.S No. 663, 663/1, 663/2, 663/3, 663/4, 663/10, 663/11, 663/16, 663/17, 663/19, of Village Chembur In M/W Ward Taluka Kurla Mumbai. By M/s. Suijin Projects Private Limited. |
| (vi) Name of Project | SUIJIN PROJECTS PRIVATE LIMITED |
| (vii) Name of Project | MUMBAI SUBURBAN, MAHARASHTRA |
| (viii) Name of Company/Organization | SEIAA |
| (ix) Location of Project (District, State) | no |
| (x) Issuing Authority | no |
| (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 AssessmentAuthority(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 AssessmentAuthority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 31/10/2025. 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 31/10/2025, 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 AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr Vinod Kumbhar 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 Condition

| S. No | EC Conditions | |
|-------|---------------|--|
| | Sr. No. | 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order. |
| 1.1 | 2. | PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time |
| | 3. | PP to obtain (i) Civil aviation NOC. The planning authority shall not grant occupation certificate unless PP obtains all NOCs. |
| | 4. | PP to ensure to achieve the standard parameters of the treated sewage as per order issued |

| S. No | EC Conditions |
|-------|---|
| | by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority. |
| 5. | All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling. |
| 6. | PP to complete tree plantation within the site during construction phase. |
| 7. | PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time. |

Annexure 2

Details of Products & By-products

| Name of the product /By-product | Product / By-product | Quantity | Unit | Mode of Transport / Transmission | Remarks (eg. CAS number) |
|---------------------------------|------------------------|-----------|------------|----------------------------------|--|
| Building Configuration | Building Configuration | 10 | Nos Towers | Road | Building Configuration: Tower 1 to 4 – 3 Basement + Ground/ stilt + 1st to 19th floor. Tower 5 to 10 – 3 Basement + Ground/ stilt + 1st to 18th floor. Fitness Centre - G + 2 floors. Mechanical Car Parking Tower of height 50.70 m |
| FSI Area | FSI Area | 70552.84 | sqm | Road | Proposed FSI Area |
| Non – FSI Area | Non – FSI Area | 50491.09 | sqm | Road | Proposed non-FSI Area |
| Total Built Up Area | Total Built Up Area | 121043.93 | sqm | Road | Proposed Total Built Up Area |

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/547443/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To

M/s. Suijin Projects Private Limited.,
C.T.S No. 663, 663/1, 663/2, 663/3, 663/4,
663/10, 663/11, 663/16, 663/17, 663/19,
Village Chembur, M/W Ward
Taluka-Kurla, Mumbai.

Subject : Environmental Clearance for Proposed Redevelopment under clause 33(7) (B) of MCGM DCPR 2034 of existing Building on Plot Bearing C.T.S No. 663, 663/1, 663/2, 663/3, 663/4, 663/10, 663/11, 663/16, 663/17, 663/19, of Village Chembur In M/W Ward Taluka Kurla Mumbai By M/s. Suijin Projects Private Limited.

Reference : Application no. SIA/MH/INFRA2/547443/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 250th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 310th (Day-5) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 31st October, 2025.

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

| Sr. No | Description | Details |
|--------|---|---|
| 1 | Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, Eco sensitive areas notified under Section 3(2) of Environment (Protection) Act,1896 as per Hon'ble National Green Tribunal order dated 9th August 2024 | Yes |
| 2 | Proposal Number | SIA/MH/INFRA2/547443/2025 |
| 3 | Name of Project | Proposed Redevelopment under clause 33(7) (B) of MCGM DCPR 2034 of existing Building on Plot Bearing C.T.S No. 663, 663/1, 663/2, 663/3, 663/4, 663/10, 663/11, 663/16, 663/17, 663/19, of Village Chembur In |

| | | | | | | |
|----|--|---|------------------------|---|------------|----------------------------------|
| | | M/W Ward Taluka Kurla Mumbai. By M/s. Suijin Projects Private Limited. | | | | |
| 4 | Project category | 8a (B2) | | | | |
| 5 | Type of Institution | Private | | | | |
| 6 | Project Proponent | Name Mr. Vinod Kumbhar | | | | |
| | | Regd. Office address 2nd floor, Olympia, Central Avenue, Hiranandani Gardens, Powai, Mumbai 400076. | | | | |
| | | Contact number 9920614817 | | | | |
| | | e-mail mahesh.shinde@houseofhiranandani.com | | | | |
| 7 | Consultant | Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/EIA/24-27/RA 0355 Validity: 19 June 2027 | | | | |
| 8 | Applied for | Fresh EC | | | | |
| 9 | Location of the project | Plot Bearing C.T.S No. 663, 663/1, 663/2, 663/3, 663/4, 663/10, 663/11, 663/16, 663/17, 663/19, of Village Chembur In M/W Ward Taluka Kurla Mumbai. | | | | |
| 10 | Latitude and Longitude | Latitude: 19°11'33.80"N Longitude: 72°50'33.91"E | | | | |
| 11 | Plot Area (Sq.m.) | 22636.80 sq. m | | | | |
| 12 | Deductions (Sq.m.) | 4057.27 sq. m | | | | |
| 13 | Net Plot area (Sq.m.) | 18579.53 sq. m + 44.21 sqm of encroachment | | | | |
| 14 | Ground coverage (m ²) & % | 5113.28 m ² & 27.52 % | | | | |
| 15 | FSI Area (Sq.m.) | 70552.84 sq. m | | | | |
| 16 | Non-FSI (Sq.m.) | 50491.09 sq. m | | | | |
| 17 | Proposed built-up area (FSI + Non-FSI) (Sq.m.) | 121043.93 sq. m | | | | |
| 18 | TBUA (m ²) approved by Planning Authority till date. | TBUA – 1,21,043.93Sqm (P-22409/2024/(663 And Other)/M/W Ward/CHEMBUR-W dated: 20/01/2025 | | | | |
| 19 | Earlier EC details with Total Construction area, if any. | NA | | | | |
| 20 | Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.) | NA | | | | |
| 21 | Previous EC / Existing Building | | Proposed Configuration | | | Reason for Modification / Change |
| | Building Name | Configuration | Building Name | Configuration | Height (m) | |
| | | | Tower 1 to 4 | 3 Basement + Ground/ stilt + 1st to 19th floor. | 60.15 m | |
| | | | Tower 5 to 10 | 3 Basement + Ground/ stilt + 1st to | 57.15 m | |

| | | | | | | | |
|----|---|---|------------------------------|--|----------------------------|--|--|
| | | | | | 18th floor. | | |
| | | | Fitness Centre | G + 2 floors | 15.15 m | | |
| | | | Mechanical Car Parking Tower | Up to 20 levels adjacent to Tower 10 | 50.70 m | | |
| 22 | No. of Tenements & Shops | 707 nos', clubhouse | | | | | |
| 23 | Total Population | 4339 Nos | | | | | |
| 24 | Total Water Requirements CMD | Domestic: 348 KLD, Flushing: 177 KLD, Landscape: 45 KLD, Swimming pool – 10 KLD Total: 570 KLD | | | | | |
| 25 | Under Ground Tank (UGT) location | Manhole 1.5m Below Ground | | | | | |
| 26 | Source of water | MCGM | | | | | |
| 27 | STP Capacity & Technology | 510 KLD with MBBR technology | | | | | |
| 28 | STP | Basement | | | | | |
| 29 | Sewage Generation CMD & % of sewage discharge in the sewer line | 464 KLD, 35% of sewage discharge in the sewer line. | | | | | |
| 30 | Solid Waste Management during Construction Phase | Type | Quantity (Kg/d) | 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 | Topsoil | 2790 cum | Will reuse for landscaping | | |
| | | Existing Structure to be Demolished | 8400 cum | There will be transportation outside of the plot as per the SWM NOC. We have already received the NOC for 11320 cum. | | | |
| | | Excavation Debris quantity | 158980 Cum | Will reusing the approximately 16570 cum quantity in internal plot works & road development & for the remaining debris, NOC that will be obtained in due | | | |

| | | | | | |
|----|---|--|---|----------------------|--|
| | | | | | course. |
| | | | Empty cement bags | 72630 Nos. | To be handed over to local recyclers |
| | | | Steel | 12 MT | To be handed over to local recyclers |
| | | | Aggregates | 50 MT | To be used as a layer for internal roads and building boundary wall. |
| | | | Broken Tiles | 3030 sqm | Waste tiles to be used as China mosaic for terraces. |
| | | | Empty Paint Cans (20 liter/can) | 1820 nos | To be handed over to recycler |
| 31 | Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed | Type | Quantity (Kg/d) | Treatment / disposal | |
| | Dry waste | 858 kg/day | Will be handed over to a recycler | | |
| | Wet waste | 1212 kg/day | Composting by OWC- manure produced will be used at a site for landscaping | | |
| | E-Waste | 2370 kg/ year | Will be collected and sent to MPCB authorized recyclers. | | |
| | STP Sludge (dry) | 23 kg/day | Dry sewage sludge will be used as manure for gardening. | | |
| 32 | R.G. Area in sq.m. | RG required - 4655.94 sq. m Unpaved RG provided on ground: 4791.49 sq.m Paved RG provided on ground: 68.84 sq.m Paved RG provided on basement Top: 1971.85 sq.m Total RG Provided: 6832.18 sq. m Existing trees on the plot: 284 Nos Trees to be planted in lieu of cut/transplanted trees as per cumulative age: 2430 Nos Number of trees to be cut: 83 Nos Number of trees to be retain: 136 Nos Number of trees to be transplanted: 65 Nos | | | |

| | | Number of trees to be planted: a) In RG area: 296 nos. b) In Miyawaki Plantation with area: 1998 Nos (666 Nos of shrubs & 666 Nos of trees, 666 nos. sub trees and 666 nos. of canopy) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--|---|------------------------------|------------------------|-----------------------|------------------------------|----------------------------|--|---------------------------|----|--------------------|--|---|-----|-----------|--|---|-----|---------------------------------|--|-----|-----|-----------------------|-----------------------------|---|-----|------------------|--|-----|-----|------------------|-----------------------|-----|---|----------------------|------------------------------|-----|-----|
| | | Total trees to be planted after development: 2430 + 666 nos. of shrubs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 33 | Power requirement | During Operation Phase: Details Connected load (kW) 5814.20 KW Demand load (kW) 3981.60 KW | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 34 | Energy Efficiency | a) Total Energy saving (%): 21 % b) Solar energy (%): 6.9% (199 kw) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 35 | D.G. set capacity | 750 X 1, 650 X 2, 500 X 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 36 | No. of 4-W & 2-W Parking with 25% EV | 4W – 1289 nos. 2W – 300 nos | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 37 | No. & capacity of Rainwater harvesting tanks /Pits | 2 days holding capacity of 237 cum | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 38 | Project Cost in (Cr.) | Rs. 458.20 Cr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 39 | EMP Cost | <p>Construction Phase cost:</p> <table border="1"> <thead> <tr> <th>Parameter</th> <th>Description & Criteria</th> <th>Capital Cost in lakhs</th> <th>Recurring cost in Lakhs/year</th> </tr> </thead> <tbody> <tr> <td>Water for dust suppression</td> <td>During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant</td> <td>2.5 1 no of DS machine</td> <td>70</td> </tr> <tr> <td>Sensors based AQMS</td> <td></td> <td>4</td> <td>0.5</td> </tr> <tr> <td>Shade net</td> <td></td> <td>8</td> <td>0.2</td> </tr> <tr> <td>Wind breakers for storage areas</td> <td>Barrication for cement and goods storage areas</td> <td>1.5</td> <td>0.1</td> </tr> <tr> <td>Tyre washing stations</td> <td>Pit and grills for vehicles</td> <td>1</td> <td>0.5</td> </tr> <tr> <td>C&D Waste chutes</td> <td></td> <td>2.5</td> <td>0.1</td> </tr> <tr> <td>Noise Monitoring</td> <td>noise on daily basis.</td> <td>0.6</td> <td>0</td> </tr> <tr> <td>Soil erosion control</td> <td>Cleaning and maintaining the</td> <td>0.2</td> <td>0.1</td> </tr> </tbody> </table> | Parameter | Description & Criteria | Capital Cost in lakhs | Recurring cost in Lakhs/year | Water for dust suppression | During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant | 2.5 1 no of DS machine | 70 | Sensors based AQMS | | 4 | 0.5 | Shade net | | 8 | 0.2 | Wind breakers for storage areas | Barrication for cement and goods storage areas | 1.5 | 0.1 | Tyre washing stations | Pit and grills for vehicles | 1 | 0.5 | C&D Waste chutes | | 2.5 | 0.1 | Noise Monitoring | noise on daily basis. | 0.6 | 0 | Soil erosion control | Cleaning and maintaining the | 0.2 | 0.1 |
| Parameter | Description & Criteria | Capital Cost in lakhs | Recurring cost in Lakhs/year | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water for dust suppression | During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant | 2.5 1 no of DS machine | 70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sensors based AQMS | | 4 | 0.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shade net | | 8 | 0.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wind breakers for storage areas | Barrication for cement and goods storage areas | 1.5 | 0.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tyre washing stations | Pit and grills for vehicles | 1 | 0.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C&D Waste chutes | | 2.5 | 0.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Noise Monitoring | noise on daily basis. | 0.6 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Soil erosion control | Cleaning and maintaining the | 0.2 | 0.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | |
|--|---|--------------|-------------|--|
| | | site. | | |
| Water Monitoring | Ambient air, drinking water, noise and soil testing on monthly basis. | 0 | 0.5 | |
| 6 monthly Environment compliance | Status report of every 6 month to MPCB, RO Nagpur | 0 | 1 | |
| Site Sanitation | Toilet facility provided to the labors & mobile tank | 3 | 6 | |
| Gardening Set up | Landscape development during construction phase. Phase wise | 20 | 4 | |
| Disinfection – Pest Control | Cleaning and maintaining the site. | 1 | 0.5 | |
| First aid facilities | Maintaining the first aid box available at site. | 1 | 0.1 | |
| Health Check Up | Six monthly health checkup and doctor visit as per requirement | 0 | 1 | |
| Training and awareness | Monthly awareness program for firefighting and safety measures. | 0 | 0.5 | |
| Site barricading for Air and noise pollution | 10 m height of site barricading | 70 | 0.2 | |
| Total | | 115.3 | 85.3 | |

2. Operation Phase cost:

| Sr. No. | Parameter | Setting-up Cost (Rs- Lakhs) | O & M Cost Per year (Lakhs) |
|---------|------------------------|-----------------------------|-----------------------------|
| 1. | Sewage Treatment Plant | 87 (43 + 44) | 12 |
| 2. | LFD Installation | 35 | 00 |
| 3. | Rain Water Harvesting | 14 | 0.7 |
| 4. | Energy Conservation | 143 | 7 |

| | | | | | |
|----|---|---|----------------------------------|--------------------------------|--|
| | | 5. | Landscape Development + Miyawaki | 150 | 28 |
| | | 6. | Solid Waste Management | 20 | 6 |
| | | 7. | Basement Dewatering | 48 | 11 |
| | | 8. | Basement Ventilation | 112 | 22 |
| | | 9. | Basement Air Cleaning | 75 | 10.1 |
| | | Total | | 684 | 96.8 |
| | | | | Capital Cost (Rs-Lakhs) | O & M Cost Per year (Lakhs) |
| | | 8. | DMP Cost | 1155.90 | 132.0 |
| | | Grand Total | | 1839.9 | 228.8 |
| 40 | CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018 | It will be as per the OM dated 30th September 2020. | | | |
| 41 | Details of Court Cases/litigations w.r.t the project and project location, if any. | NA | | | |

3. Proposal was considered by SEIAA in its 310th (Day-4) meeting held on 31st 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
3. PP to obtain (i) Civil aviation NOC. The planning authority shall not grant occupation certificate unless PP obtains all NOCs.
4. 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 also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after

- obtaining necessary permission from the competent authority.
5. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
 6. PP to complete tree plantation within the site during construction phase.
 7. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 4655.94 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted height up to
3. 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.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. 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.
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-FSI70552.84 m², Non FSI area of 50491.09 m² and total BUA of 1,21,043.93 m². (Plan approval No P-22409/2024/(663 And Other)/M/W Ward/CHEMBUR-W dated: 20/01/2025)

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
- 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.



(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, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.