



सत्यमेव जयते

File No: SIA/MH/INFRA2/572225/2026
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 22/05/2026



To,

Vinod Sakharam Kumbhar
AVNI INFRASTRUCTURE
Shop no 10, Pittalwala Apartment, Tilak Road, Santacruz West, Mumbai 400054., MUMBAI
SUBURBAN, MAHARASHTRA, 400054
avniinfrastructure@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/572225/2026 dated 20/03/2026 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

- | | |
|--|---|
| (i) EC Identification No. | EC26B3813MH5946748N |
| (ii) File No. | SIA/MH/INFRA2/572225/2026 |
| (iii) Clearance Type | Fresh EC |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres
Proposed Development under Regulation 33(5) of MCGM DCPR 2034 of Gorai Bhag 3, MHADA Labharthi Kalyankari CHSL, (Old allotted Cluster No. 284 to 296) at RSC-1, 4 & 5, C.T.S. No. 13(pt.) & 14(pt.) MHADA Layout Gorai - III, Ward R/C Borivali (West), Mumbai by M/s. Avni Infrastructure C.A. to Owner. |
| (vii) Name of Project | |
| (viii) Name of Company/Organization | AVNI INFRASTRUCTURE |
| (ix) Location of Project (District, State) | MUMBAI SUBURBAN, MAHARASHTRA |
| (x) Issuing Authority | SEIAA |
| (xi) Applicability of General Conditions as per EIA Notification, 2006 | 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, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-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 , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Vinod Sakharam Kumbhar under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance 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. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
- 11.
12. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during perational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
13. This issues with the approval of the Competent Authority

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions																				
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Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed Development under Regulation 33(5) of MCGM DCPR 2034 of Gorai Bhag 3, MHADA Labharthi Kalyankari CHSL, (Old allotted Cluster No. 284 to 296) at RSC-1, 4 & 5, C.T.S. No. 13(pt.) & 14(pt.) MHADA Layout Gorai - III, Ward R/C

S. No.	Particulars	Details	
		Borivali (West), Mumbai by M/s. Avni Infrastructure C.A. to Owner.	
b.	Latitude and Longitude of the project site	19.2331148537922,72.82864451706718 19.23450824115236,72.82977912011097	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	
		Non-Forest Land (A)	1.126
		Forest Land (B)	0
		Total Land (A+B)	1.126
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	98918	
g.	EMP Cost (in lacs)	2249.51	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
TBUA	Product	195148.46	Sq.m	Road	

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/572225/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Avni Infrastructure C.A. to Owner.
C.T.S. No. 13(pt.) & 14(pt.) MHADA Layout Gorai - III,
Ward R/C Borivali (West), Mumbai

Subject : Environmental Clearance for Proposed Development under Regulation 33(5) of MCGM DCPR 2034 of Gorai Bhag 3, MHADA Labharthi Kalyankari CHSL, (Old allotted Cluster No. 284 to 296) at RSC-1, 4 & 5, C.T.S. No. 13(pt.) & 14(pt.) MHADA Layout Gorai - III, Ward R/C Borivali (West), Mumbai by M/s. Avni Infrastructure C.A. to Owner.

Reference : Application no. SIA/MH/INFRA2/572225/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 278th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 339th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 14th May, 2026.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/572225/2026	
2	Name of Project	Environment Clearance for Proposed Development under Regulation 33(5) of MCGM DCPR 2034 of Gorai Bhag 3, MHADA Labharthi Kalyankari CHSL, (Old allotted Cluster No. 284 to 296) at RSC-1, 4 & 5, C.T.S. No. 13(pt.) & 14(pt.) MHADA Layout Gorai - III, Ward R/C Borivali (West), Mumbai, By M/s. Avni Infrastructure C.A. to Owner.	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Avni Infrastructure C.A. to Owner
		Regd. Office address	Shop No. 10, Pittalwala Apartment, Tilak Road, Santacruz West, Mumbai 400 054.
		Contact number	9920614817
		e-mail	avniinfrastructure@gmail.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/23-24/0355 Validity: 19.06.2027	
7	Applied for	Greenfield, Fresh Project	

8	Location of the project	Labharthi Kalyankari CHSL, (Old allotted Cluster No. 284 to 296) at RSC-1, 4 & 5, C.T.S. No. 13(pt.) & 14(pt.) MHADA Layout Gorai - III, Ward R/C Borivali (West), Mumbai.					
9	Latitude and Longitude	Latitude - 19°14'2.49"N, Longitude - 72°49'45.00"E					
10	Plot Area (Sq.m.)	11260.00					
11	Deductions (Sq.m.)	00					
12	Net Plot area (Sq.m.)	11260.00					
13	Ground coverage (m ²) & %	7542.03 & (66.98%)					
14	FSI Area (Sq.m.)	1,03,491.00					
15	Non-FSI (Sq.m.)	91,657.46					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	1,95,148.46					
17	TBUA (m2) approved by Planning Authority till date.	Concession received dated 16.03.2026 for Building no. 1 & building no. 2					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	NA					
20	Previous EC / Existing Building		Proposed Configuration			Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
	--	--	--	Building No. 1 Wing A & B	Basement + Ground floor part on stilt + 1st to 3rd Podium levels + 4th Podium level + 1st (Fitness Centre on 1st Floor) to 34th upper floors	119.90	--
	--	--	--	Building No. 2 Tower 1, 2 & 3	3-Basement level + Ground floor + 1 st Podium floor + 2 nd to 6 th upper residential / podium floor + 7 th residential/amenity floor + 8 th to 54 th upper residential floors	170.65	--
21	No. of Tenements & Shops	Building No. 1 Flats – 388 nos. Building No. 1 Shops – 401.04 sq.m					

		Building No. 2 Flats – 877 nos. Total Nos. of Flats = 1265 nos. Fitness center in Bldg No. 1 & 2.			
22	Total Population	Total - 7544 nos Bldg no. 1 – 2160 nos. Bldg no. 2 – 5384 nos.			
23	Total Water Requirements CMD	947 KLD Domestic – 624 KLD, Flushing – 318 KLD, Landscaping – 5 KLD, Swimming Pool – 10 KLD			
24	Under Ground Tank (UGT) location	Bldg no. 1 – Manhole 1.5m below ground. Bldg no. 2 – Basement 1 & 2			
25	Source of water	MCGM			
26	STP Capacity & Technology	935 KLD (Bldg no. 1 - 285 KLD & Bldg no. 2 - 650 KLD), MBBR Technology			
27	STP Location	Bldg no. 1 – Basement Bldg no. 2 – Basement 1 & 2			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	848 KLD, % of sewage discharge in the municipal sewer line, excess treated water will be utilized in the nearby Garden			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment /disposal	
		Dry waste	20 kg/day	Will be handed over to a recycler	
		Wet waste	25 kg/day	Handed over to Municipal waste collector	
		Construction waste	Top soil	1690 Cum	Will be used for landscaping
			Excavation Quantity	134180 Cum	Will reusing the approximately 17550 cum quantity in internal plot works & road development & for the remaining debris, NOC that will be obtained in due course.
		Empty cement bags	117090 Nos.	To be handed over to local recyclers	
		Steel	20 MT	To be handed over to local recyclers	
		Aggregates	80 MT	To be used as a layer for internal roads and building boundary walls.	
		Broken Tiles	4880 sqm	Waste tiles to be used as a china mosaic for terraces.	
Empty Paint Cans (20 litre/ can)	2930 nos	To be handed over to a recycler			

30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment /disposal
		Dry waste	2231 kg/day	Will be handed over to a recycler
		Wet waste	1489 kg/day	Composting by OWC - manure produced will be used at a site for landscaping.
		E-Waste	3839.5 kg/yr.	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	42.4 kg/day	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required – NA (MHADA Layout RG)		
		RG provided – NA		
		Total R.G Area – NA		
		Existing trees on the plot – 48 nos		
		Number of trees to be planted: a) Along the plot boundary – 100 Nos. b) In Miyawaki Plantation with an area - 240 trees + 60 shrubs in 60 sq.m		
		Number of trees to be cut – 20 nos		
		Number of trees to be transplant – 18 nos		
		Number of trees to be retain – 10 nos		
		Trees to be planted in lieu of cut/transplanted trees as per Tree NOC – 629 nos		
		Total trees to be planted after development - 368 nos (18 nos of transplant + 10 nos of retain + 100 nos to be planted along the plot boundary + 240 nos in Miyawaki + 60 shrubs)		
Total trees proposed off site after completion – 261 nos				
32	Power requirement	During Operation Phase:		
		Details	TATA/Adani	
		Connected load (kW)	14276	
		Demand load (kW)	6281	
33	Energy Efficiency	a) Total Energy saving (%):20 % b) Solar energy (%): 5% (234W)		
34	D.G. set capacity	1 x 750 KVA , 2 x 1000 KVA, 1 x 1250 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	Proposed 4-wheeler- 1815 Numbers Proposed 2-wheeler – 293 nos (convertible) 25% are provided with EV charging facilities		
36	No. & capacity of Rainwater harvesting tanks /Pits	1 RWH tanks for Bldg no. 1 having capacity – 70 cum., with 2 days holding capacity. 1 RWH tanks for Bldg no. 2 having capacity – 142 cum., with 2 days holding capacity.		
37	Project Cost in (Cr.)	Rs. 989.18 Cr.		
38	EMP Cost	Construction Phase cost:		
		Parameter	Description & Criteria	Capita l Cost in Lakhs/y

		lakhs	r	
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	5 2 nos of DS machine	50	
Sensors based AQMS		4	0.5	
Shade net		20	0.5	
Wind breakers for storage areas	Barrication for cement and goods storage areas	0.5	0	
Tyre washing stations	Pit and grills for vehicles	1	0.5	
CnD Waste chutes		2.5	0.1	
Noise Monitoring	noise on daily basis.	0.6	0	
Soil erosion control	Cleaning and maintaining the site.	0.2	0.1	
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	1.5	
Site Sanitation	Toilet facility provided to the labors & Mobile STP	3	6	
Gardening Set up	Landscape development during construction phase. Phase wise	20	2.5	
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	10 m height of site barricading	35	0.2	

		noise pollution			
		Total		93.8	64.5
Operation Phase cost:					
Sr no	Method Adopted		Capital cost in lakhs	Maintenance cost Lakhs year	
1	Rain water harvesting	Construction of Tanks and filter units	30.00	1.5	
2	SWM	OWC installation, maintenance and handling of biodegradable garbage, segregation of waste	50.00	10	
3	STP.	MBBR installation, maintenance and handling	100.00	15	
4	Energy System	including Solar PV on terrace, LED, VFD, Electrical charging points, High Reflective materials, CO2 sensors, highly efficient pumps & motors etc	150	10	
5	Landscaping	Tree plantation and landscape area development + Offsite tree plantation	70.00 + 50.0	14	
6	LFD	Aerators, Dual plumbing system, Sensors based fixtures, sensor-based urinals such as magic eye sensor or Waterless urinals, Auto control valves, Pressure reducing device	16.00	00	
7	Basement Ventilation,	Axial fans, jet fans	94	5	
8	Basement Air cleaning	BAC units	30	4.5	
9	Basement Dewatering	Pumps and piping	8	0.6	

		10	DMP	Infrastructure for disaster management	1619.21	80.38
		11	Excess treated water Management	Tanker	00	18
		12	Total		2217.21	158.98
39	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.				
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA				

3. Proposal has been considered by SEIAA in its 339th meeting held on 14th May, 2026 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:

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 the prevailing Hon'ble Supreme Court Order.
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8. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
9. PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

SEIAA Conditions-

1. PP submitted that no separate RG is required for the proposed redevelopment of individual plots. Local planning authority to ensure the compliance of the same.

2. PP to obtain Tree cutting NOC before cutting or transplantation of Trees on the site. Planning authority to ensure that there is no cutting or transplantation of Trees prior to commencement of the work on site
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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
6. 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. Planning authority and MPCB to ensure the compliance of the same.
7. 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.
8. SEIAA decided to grant EC for FSI-103484.15 m², Non FSI- 91564.80 m², total BUA- 1,95048.95m². (Plan approval No- Bldg no. 1 - No.MH/EE/B.P.(P.A.)/2242/2025 dated 16.03.2026, Bldg no. 2 - No.MH/EE/B.P.(P.A.)/2451/2026 dated 16.03.2026) (FSI, Non FSI and TBUA 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. As per MoEF & CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
- 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.


Jayashree Bhoj (IAS)
(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.
6. Commissioner, Brihanmumbai Municipal Corporation (BMC).
7. Managing Director, MHADA
8. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

