



File No: Proposal No : SIA/MH/INFRA2/576626/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Dated: 06/07/2026

To,

Rajendra Joshi
SUADELA CONSTRUCTIONS PRIVATE LIMITED
7th Floor, SKAV 909 Lavelle, Lavelle Road, Richmond Circle, Bengaluru - 560001, BENGALURU
URBAN, KARNATAKA, 560001
hohbegur@gmail.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 Residential & Commercial Building at Plot Bearing C.T.S. 544, 544 / 1 TO 14 at Village Kanjur on L.B.S. Road, Bhandup-West, Situated in S Ward Mumbai. By M/S. Suadela Constructions Pvt. Ltd. submitted to Ministry vide proposal number SIA/MH/INFRA2/576626/2026 dated 22/04/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3801MH5357028N
(ii) File No.	Proposal No : SIA/MH/INFRA2/576626/2026
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Residential & Commercial Building at Plot Bearing C.T.S. 544, 544 / 1 TO 14 at Village Kanjur on L.B.S. Road, Bhandup-West, Situated in S Ward Mumbai. By M/S. Suadela Constructions Pvt. Ltd.
(vi) Name of Project	SUADELA CONSTRUCTIONS PRIVATE LIMITED
(vii) Name of Company/Organization	MUMBAI SUBURBAN, MAHARASHTRA
(viii) Location of Project (District, State)	SEIAA
(ix) Issuing Authority	no
(x) Applicability of General Conditions	no
(xi) 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 Assessment Authority(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 Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 19/06/2026. 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 19/06/2026, 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 Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Rajendra Joshi 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.

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in
2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1**Specific EC Conditions for (Building / Construction)****1. Specific Condition**

S. No	EC Conditions	
1.1	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 the prevailing Hon'ble Supreme Court

S. No	EC Conditions
	Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
3.	PP to obtain permission from the competent authority for reuse of excess treated STP water at Madhuban Garden and Meena Tai Thackrey Playground.
4.	The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank
5.	PP and planning authority shall ensure that; the construction and demolition waste (C & D Waste) is collected and treated at designated place as per Construction and Demolition Management Rules, 2016 amended from time to time.
6.	PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes and after obtaining necessary permission from the competent authority.
7.	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.
8.	PP to complete the tree plantation within the site during the construction phase.
9.	PP to dispose of 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)
FSI Area	FSI Area	68801.721	Sq.m	Road	Proposed FSI Area
Total Construction Area	Total Construction Area	135973.32	Sq.m	Road	Proposed Total Construction Area
Building Configuration	Building Configuration	4	No. of Towers	Road	Tower 1 to 3 – Common Part basement + pt. Stilt & pt.

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					Ground floor + Common 1st Podium floor + Common 2nd to 7th Podium floor partly for Residential + Common 8th to 10th Podium floor partly for Residential & Amenities + Common 11th floor pt. Residential & pt. Service floor thereafter Tower 1 & 2 having 12th to 48th upper Residential floors with a total height of 152.60 mtrs. and Tower 3 having 12th to 49th upper residential floors with a total height of 155.70 mtrs.
Non FSI Area	Non FSI Area	67171.6	Sq.m	Road	Proposed Non FSI Area
Building Configuration	Building Configuration	0	0	Road	Tower 4 (Commercial) - Ground floor for Shops + 1st to 5th Commercial floors with a total height of 21.15 mtrs

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/576626/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Suadela Constructions Pvt. Ltd.
C.T.S. 544, 544 / 1 TO 14
at Village Kanjur on L.B.S. Road,
Bhandup-West, Situated in S Ward
Mumbai

Subject : Environmental Clearance for Proposed Residential & Commercial Building at Plot Bearing C.T.S. 544, 544 / 1 TO 14 at Village Kanjur on L.B.S. Road, Bhandup-West, Situated in S Ward Mumbai. by M/s. Suadela Constructions Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/576626/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 290th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 347th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 19th June, 2026.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/576626/2026	
2	Name of Project	Proposed Development of Residential & Commercial Project at Plot Bearing C.T.S. 544, 544/1 to 14, at Village Kanjur on L.B.S. Road, Bhandup-West, Situated in S Ward, Mumbai. By M/s. Suadela Constructions Pvt. Ltd.	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Suadela Constructions Pvt. Ltd.
		Regd. Office address	2nd, Olympia, Hiranandani Gardens, Central Avenue, Powai
		Contact number	*****17
		e-mail	Vinod.kumbhar@houseofhiranandani.com

6	Consultant	Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/EIA/24-27/RA 0355 Validity: 19 June 2027					
7	Applied for	Fresh, Brownfield					
8	Location of the project	Plot Bearing C.T.S. 544, 544/1 to 14, at Village Kanjur on L.B.S. Road, Bhandup-West, Situated in S Ward, Mumbai.					
9	Latitude and Longitude	Latitude - 19° 8'51.67"N, Longitude - 72°56'10.45"E.					
10	Plot Area (Sq.m.)	14097.20					
11	Deductions (Sq.m.)	1923.41					
12	Net Plot area (Sq.m.)	12173.79					
13	Ground coverage (m ²) & %	5405.04, (44.4%)					
14	FSI Area (Sq.m.)	68801.721					
15	Non-FSI (Sq.m.)	67171.6					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	135973.321					
17	TBUA (m2) approved by Planning Authority till date.	Concession approval dated 31.03.2026 for the FSI Area of 68801.721 sq.m					
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
	Buildi ng Name	Configura tion	Heig ht (m)	Building Name	Configuration	Heig ht (m)	
	--	--	--	Tower 1 to 3	Commo n Part basemen t + pt. Stilt & pt. Ground floor + Commo n 1st Podium floor + Commo n 2nd to 7th Podium floor partly for Resident ial + Commo n 8th to	Tower 1 & 2 - 12th to 48th upper Residen tial floors Tower 3 - 12th to 49th upper resident ial floors	152. 60 <

					10th Podium floor partly for Residential & Amenities + Common 11th floor pt. Residential & pt. Service floor thereafter			
				Tower 4 (Commercial)	Ground floor for Shops + 1st to 5th Commercial floors	21.15		
21	No. of Tenements & Shops			Flats – 743 nos, Commercial – 2870 sq.m, Fitness Centre – 2 nos				
22	Total Population			Tower 1 to 3 – 4320 nos (Residential), Tower 4 – 430 nos (Commercial) Total – 4750 nos				
23	Total Water Requirements CMD			Total water – 586 KLD Domestic water – 376 KLD, Flushing Water – 194 KLD, Landscaping Water – 16 KLD, Swimming Pool water – 23 KLD (tanker)				
24	Under Ground Tank (UGT) location			Service Basement				
25	Source of water			MCGM				
26	STP Capacity & Technology			570 KLD, MBBR technology				
27	STP Location			Below ground				
28	Sewage Generation CMD & % of sewage discharge in the sewer line			514 KLD, 35% to municipal sewer. And 47 KLD of excess treated water is proposed used in the Garden.				
29	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	Top soil	700 cum	Will be used for landscaping	
					Existing Structure to be Demolished	2635 cum	335 cum Salvageable material to be taken by the local recycler. 100 cum	

				is disposed of as per the SWM NOC dated 05 May 2026. Reaming, there will be transportation outside of the plot as per the NOC, which will be obtained in due course.
		Excavation Debris quantity	55750 cum	Will reusing the approximately 2750 cum quantity in internal plot works & road development & for the remaining debris, NOC that will be obtained in due course.
		Empty cement bags	81585 nos	To be handed over to local recyclers
		Steel	15 MT	To be handed over to local recyclers
		Aggregates	55 MT	To be used as a layer for internal roads and building boundary wall.
		Broken Tiles	3400 sq.m	Waste tiles to be used as a China mosaic for terraces
		Empty Paint Cans (20 litre/can)	2040 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	930 kg/day	Will be handed over to a recycler
		Wet waste	1247 kg/day	Composting by OWC - manure produced will be used at a site for landscaping.

		E-Waste	2770 kg/ year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	26 kg/day	Dry sewage sludge will be used as manure for gardening.						
31	R.G. Area in sq.m.	RG required – 1808.93 sq. m (20% of 5915.24 sq.m & 10% of 6258.55 sq.m) Total Unpaved RG provided on ground: 1816.73 sq.m Additional RG provided on Podium: 750 sq. m Existing trees on the plot: 99 nos Trees to be planted in lieu of cut/transplanted trees as per cumulative age: 659 Nos (compensatory trees are proposed to plant in Miyawaki area) Number of trees to be cut: 24 Nos Number of trees to be retain: 60 Nos Number of trees to be transplanted: 15 Nos Number of trees to be planted: a) In RG area: 151 nos. b) In Miyawaki Plantation with an area: 600 nos of trees (200 canopy + 200 trees + 200 Sub trees) + 150 nos of shrubs in 150 sq.m of Miyawaki area. New trees to be planted: 151 nos + 600 nos = 751 nos + 150 nos of shrubs Total number of trees after completion of the project: 751 nos + 15 nos transplant + 60 nos retain = 826 nos trees + 150 nos of shrubs								
32	Power requirement	During Operation Phase: <table><tr><td>Details</td><td>TATA/Adani</td></tr><tr><td>Connected load (kW)</td><td>8123</td></tr><tr><td>Demand load (kW)</td><td>4349</td></tr></table>			Details	TATA/Adani	Connected load (kW)	8123	Demand load (kW)	4349
Details	TATA/Adani									
Connected load (kW)	8123									
Demand load (kW)	4349									
33	Energy Efficiency	a) Total Energy saving (%): 21 % b) Solar energy (%): 5 % (217 kw)								
34	D.G. set capacity	750 KVA X 3 Nos., 500 KVA X 1 Nos.								
35	No. of 4-W & 2-W Parking with 25% EV	4W – 1162 nos 2W – 304 nos								
36	No. & capacity of Rainwater harvesting tanks /Pits	1 no of RWH tank having total capacity of 150 cum								
37	Project Cost in (Cr.)	Rs. 908 Cr								
38	EMP Cost	Construction Phase cost: Capital cost in lakhs: Rs. 112.7 Recurring cost in Lakhs/year: Rs. 54.6								
		<table><tr><td>Sr</td><td>Attributes</td><td>Mitigation</td><td>Capital Cost</td><td>Recurring cost in</td></tr></table>	Sr	Attributes	Mitigation	Capital Cost	Recurring cost in			
Sr	Attributes	Mitigation	Capital Cost	Recurring cost in						

No			in Lakhs	Lakhs/year
1	Air Environment	Water sprinkling, Geo net, covered storage area, Smog machine	19.8	25.4
2	Noise Environment	Site Barricades (10 m)	31.9	1.5
3	Water Environment	Mobile STP, Drainage with sedimentation tanks	1.2	5.1
4	Good Health Practices	Site Sanitation & Health Care	1.2	8.5
5	Environment Monitoring	Air, water, noise, soil monitoring during construction phase	0.0	2.0
6	Green belt development – Landscaping	Tree plantation & Maintenance, Miyawaki Plantation	60.1	12.0
7	Air Quality Monitoring Station	To monitor the air quality	8.5	0.3
Total			112.7	54.6
2. Operation Phase cost: Setting-up Cost (Rs- Lakhs): Rs. 1725.05 O & M Cost Per year (Lakhs): Rs. 114.4				
Method Adopted			Set up cost (Rs in lakhs)	O & M Cost (Rs in lakhs/Yr)
Sewage Treatment Plant (Civil + Elec & Mech)			96 (46+50)	13

	2	LFD Installation	37	0	
	3	Excess treated water management	0	9.6	
	4	Rain Water Harvesting	9	0.5	
	5	Energy Conservation	153	7	
	6	Landscape Development	18	4	
	7	Solid Waste Management	20	6	
	8	EV Charging Setup	185	8	
	9	Service Basement Ventilation	9	2	
	10	Service Basement Dewatering	6	1	
		Total	533	51.1	
	11	DMP	1192.05	63.30	
		GRAND TOTAL (EMP cost + DMP cost)	1725.05	114.4	
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.		No		

3. Proposal has been considered by SEIAA in its 347th meeting held on 19th June, 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. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
3. PP to obtain permission from the competent authority for reuse of excess treated STP water at Madhuban Garden and Meena Tai Thackrey Playground.
4. The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.
5. PP and planning authority shall ensure that; the construction and demolition waste (C & D Waste) is collected and treated at designated place as per Construction and Demolition Management Rules, 2016 amended from time to time.

6. PP to ensure to achieve the standard parameters of the treated sewage as per the 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 purposes and after obtaining necessary permission from the competent authority.
7. 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.
8. PP to complete the tree plantation within the site during the construction phase.
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 has provided mandatory RG area of 1808.93m² on mother earth without any construction. 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.
3. Planning authority to ensure that there is no cutting or transplantation of Trees prior to commencement of the work on site.
4. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
7. 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.
8. 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.
9. SEIAA decided to grant EC for-Net plot area of 11903.15m², FSI-68801.721 m², Non FSI-66237.649 m², total BUA-135039.370-m². (Plan approval No. P-29743/2026/(544 And Other)/S Ward/KANJUR- W/337/1/New dated 31/03/2026) (Net plot area, 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, Municipal Corporation Greater Mumbai (MCGM).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.