सत्यमेव जयते

File No: SIA/MH/INFRA2/565247/2026

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: **26/06/2026**

To,

Mr Nikhil Mehta
K RAHEJA CORP REAL ESTATE PRIVATE LIMITED
Raheja Tower, Plot No. C-30, Next to Bank of Baroda, Bandra Kurla Complex, Bandra East, Mumbai, MUMBAI, MAHARASHTRA, 400051
krahejacorp2022@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 Application for Amendment & Expansion in EC for the Residential development on plot bearing C. S. No. (S) 2/A/2 of Salt pan division situated in F/N ward, Mumbai by M/s. K Raheja Corp Real Estate Private Limited. submitted to Ministry vide proposal number SIA/MH/INFRA2/565247/2026 dated 14/01/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3801MH5316212N
(ii) File No.	SIA/MH/INFRA2/565247/2026
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Application for Amendment & Expansion in EC for the Residential development on plot bearing C. S. No. (S) 2/A/2 of Salt pan division situated in F/N ward, Mumbai by M/s. K Raheja Corp Real Estate Private Limited.
(vii) Name of Company/Organization	K RAHEJA CORP REAL ESTATE PRIVATE LIMITED
(viii) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: plot bearing C. S. No. (S) 2/A/2 of Salt pan division situated in F/N ward , Mumbai

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 08/06/2026. 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 08/06/2026, 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 AssessmentAuthority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. Mr Nikhil Mehta 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

<table>
<tr><th>S. No</th><th>EC Conditions</th></tr>
<tr><td>1.1</td><td>
<table>
<tr><th>Sr. No.</th><th>Conditions</th></tr>
<tr><td>1.</td><td>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</td></tr>
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S. No	EC Conditions

	Order. PP to obtain all mandatory NOCs from the concerned competent authority and the planning authority shall not issue occupation certificate unless PP obtain the same.
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 the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.
4.	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.
5.	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.
6.	PP to complete the tree plantation within the site during the construction phase.
7.	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	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI AREA	FSI AREA	21219.99	6840.4	28060.39	sqm	Road
Total Construction Area	Total Construction Area	48509.95	13131.04	61640.99	sqm	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/565247/2026
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. K Raheja Corp Real Estate Private Limited.
C. S. No. (S) 2/A/2, Salt pan division,
F/N ward, Mumbai.

Subject : Environmental Clearance for Application for Amendment & Expansion in Residential development on plot bearing C. S. No. (S) 2/A/2 of Salt pan division situated in F/N ward, Mumbai by M/s. K Raheja Corp Real Estate Private Limited.

Reference : Application no. SIA/MH/INFRA2/565247/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 267th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 340th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 8th January, 2026.

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

Sr. No.	Description	Details	
1	Proposal No	SIA/MH/INFRA2/565247/2026	
2	Name of Project	Application for Amendment & Expansion in EC for the Residential development on plot bearing C. S. No. (S) 2/2 of Salt pan division situated in F/N ward, Sion (E), Mumbai by **M/s. K Raheja Corp Real Estate Private Limited.**	
3	Project category	8 (a) category	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Nikhil Mehta
		Regd. Office address	Raheja Tower, Level 6, Block 'G', C-30, Next to Bank of Baroda, Bandra Kurla Complex, Mumbai – 400051.
		Contact number	+91 22 2656 4000
		E-mail	nmehta@kraheja.com
6	Consultant details	**Mahabal Enviro Engineers Pvt. Ltd.** Accredited by NABET No. NABET/EIA/23-26/RA 0316 valid upto 06.11.2026.	
7	Applied for	Amendment & Expansion in EC	
8	Location of the project	Plot bearing C. S. No. (S) 2/2 of Salt pan division situated in F/N ward, Sion (E), Mumbai	
9	Latitude and Longitude	Latitude: 19°03'03.44"N and	

Sr. No.	Description	Details					
		Longitude: 72°52'11.82"E					
10	Plot area (sq.m.)	7,699.20 m^2					
11	Deductions (sq.m.)	9.95 m^2					
12	Net Plot area (sq.m.)	7,689.25 m^2					
13	Ground coverage (m^2) & %	3,538.36 m^2 & (46.02%)					
14	FSI Area (sq.m.)	28,060.39 m^2					
15	Non-FSI (sq.m.)	33,580.60 m^2					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	61,640.99 m^2					
17	TBUA (m^2) approved by Planning Authority till date	• BUA: 48,490.44 m^2 The plan is approved from MCGM vide No. P-13610/2022/(2/2)/F/North/SALTPAN/337/1/ New Dated. 20th June 2023					
18	Earlier EC details with Total Construction area, if any.	We have obtained EC from SEIAA, Maharashtra vide EC23B038MH153350 dated. 26.09.2023 for the plot area of 6,150.57 m^2 having FSI area of 21,219.99 m^2 & Total construction area of 48,509.95 m^2.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	As per EC, we have started construction on site. Till date, we have constructed 23,142.22 m^2 (FSI area 1,699.90 m^2)					
20	**Previous EC / Existing Building**			**Proposed Configuration**			**Reason for Modification / Change**
	Bldg. Name	**Confg.**	**Height (m)**	**Bldg. Name**	**Confg.**	**Height (m)**	
	Residential (Wing A)	3B + S/G + 2 Podium + 17th upper floors	70.0	Residential (Wing A)	3B + S/G + 2 Podium + 17th upper floors	69.50	Minor Change in Height **Status:** 3rd floor slab in progress
	Residential (Wing B)	3B + S/G + 2 Podium + 17th upper floors	70.0	Residential (Wing B)	3B + S/G + 2 Podium + 17th upper floors	69.50	Minor Change in Height **Status:** 1st floor slab in progress
	-	-	-	Residential (Wing C)	3B + S/G + 2 Podium + 17th upper floors	69.50	Newly proposed **Status:** No work started
	Residential (Wing C)	S+1st to 12th floors	40.30	Residential (Wing D)	S+1st to 16th floors	52.10	Addition 4 floors proposed **Status:** 2nd floor slab in progress

Sr. No.	Description			Details			
	-	-	-	Fitness Center	B + G + 2nd floor	11.80	Newly proposed **Status:** No work started
21	No. of Tenements & Shops			• **Residential Flats:** 226 Nos. • **Retail Area:** 63.76 m^2			
22	Total Population			1,454 Nos.			
23	Total Water Requirements CMD			177 KLD			
24	Under Ground Tank (UGT) location			1st Basement			
25	Source of water			BMC			
26	STP Capacity & Technology			2 STPs' of total 190 KLD capacity with MBBR technology (150 KLD + 40 KLD)			
27	STP Location			1st & 2nd Basement			
28	Sewage Generation CMD & % of sewage discharge in sewer line			• Sewage generation: 165 KLD • Disposal in Municipal sewer: 59%			
29	Solid Waste Management during Construction Phase			**Type**	**Quantity (Kg/d)**		**Treatment / disposal**
				Dry waste	08		Local body
				Wet waste	12		Local body
				Construction waste (m^3)	1,800		As per Construction Waste Management Rules 2016
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed			**Type**	**Quantity (Kg/d)**		**Treatment / disposal**
				Dry waste	324		Handed over to Local Body
				Wet waste	324		Mechanical composting machine of 400 kg/day
				E-Waste (Ton/year)	2.1		Authorized vendors
				STP Sludge (dry)	1		STP sludge will be composted
31	R.G. Area in sq.m.			**RG required (7,689.25 x 20%):** 1,537.85 m^2			
				RG provided on Mother earth: 1,570.07 m^2			
				Existing trees on plot: 1 Nos.			
				Number of trees to be planted: a) In RG & plot boundary area: 100 Nos. b) In Miyawaki Plantation (with area): 240 Nos. (80 m2)			
				• Number of trees to be Cut: Nil • Number of trees to be Retained: 1 Nos. • Total Trees on plot: 341 Nos. (Including retained + New plantation + Miyawaki)			
32	Power requirement			**During Operation Phase:**			
				Details:			**ADANI/ MSEDCL**
				Connected load (kW)			3.4 MW

Sr. No.	Description	Details	
		Demand load (kW)	1.8 MW
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5.0% (Solar PV panels of 95 kW will be installed (Total 173 panels each of 550 Wp)	
34	D.G. set capacity	1 x 750 kVA (Tower A, B and C) & 1 x 320 kVA (IH)	
35	No. of 4-W & 2-W Parking with 25% EV	4W: 448 Nos. & 2W: 50 Nos. (EV charging points: 25%)	
36	No. & capacity of Rain water harvesting tanks /Pits	2 RWH tanks with 200 KL total capacity	
37	Project Cost in (Cr.)	Rs. 778 Cr	
38	EMP Cost	a) **Construction Phase:** Rs. 65 lakh/year b) **Operation Phase:** Capital Cost: 260 Lakh, O&M: 32.5 Lakh/yr (Operation Phase)	
39	CER Details with justification if any….as per MoEF&CC circular dated 01/05/2018	Not Applicable (As per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)	
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court case is pending against the project.	

The comparative statement of the earlier EC and the proposed expansion as submitted by the PP is as below,

Sr. No	Particulars	Obtained EC from SEIAA, Maharashtra vide EC23B038MH153350 dated. 26.09.2023		Proposed Amendment/ Expansion		Remarks
1	Total Plot Area	6,150.57 m^2		7,699.20 m^2		Increased by 1,548.63 m^2
	Net Plot Area	5,843.04 m^2		7,689.25 m^2		Increased
2	FSI Area	21,219.99 m^2		28,060.39 m^2		Increased due to increase in plot area
3	Non- FSI Area	27,289.96 m^2		33,580.60 m^2		
4	Total construction area	48,509.95 m^2		61,640.99 m^2		
5	Building Configuration	**Residential (Wing A)**	3B + S/G + 2 Podium + 17th upper floors **(70.0 m)**	**Residential (Wing A)**	3B + S/G + 2 Podium + 17th upper floors **(69.50 m)**	Minor Change in Height **Status:** 3rd floor slab in progress
		Res. Bldg (Tower B)	3B + S/G + 2 Podium + 17th upper	**Res. Bldg (Tower B)**	3B + S/G + 2 Podium +	Minor Change in Height

Sr. No	Particulars	Obtained EC from SEIAA, Maharashtra vide EC23B038MH153350 dated. 26.09.2023		Proposed Amendment/ Expansion		Remarks
			floors **(70.0 m)**		17th upper floors **(69.50 m)**	**Status:** 1st floor slab in progress
		-	-	**Res. Bldg (Tower C)**	3B + S/G + 2 Podium + 17th upper floors **(69.50 m)**	Newly proposed **Status:** No work started
		I. H. Bldg. (Wing D)	S+1st to 12th floors **(40.30 m)**	**I. H. Bldg. (Wing D)**	S+1st to 16th floors **(52.10 m)**	Addition 4 floors proposed **Status:** 2nd floor slab in progress
		-	-	**Fitness Center**	B + G + 2nd floor (11.80 m)	Newly proposed **Status:** No work started
6	Residential Flats & Commercial area	**Residential Flats: 179 Nos.** (Sale flats: 132 Nos. + Inclusive Housing: 47 Nos.) (1 RK: 47, 2 BHK: 4, 3 BHK: 77 & 3.5 above: 51 Nos.)		**Residential Flats:** 226 Nos. (Sale flats: 164 Nos. + Inclusive Housing: 62 Nos.) (1 RK: 62, 2 BHK: 4, 3 BHK: 94 & 3.5 above: 66 Nos.) Retail Area: 63.76 m^2		Increased
7	Population	1,159 Nos.		1,454 Nos.		
8	Water requirement	143 KLD		177 KLD		Increased due increase in occupancy
9	Waste water generation	131 KLD		165 KLD		
10	STP Capacity	2 STPs' of total 150 KLD capacity with MBBR technology (120 KLD + 30 KLD)		2 STPs' of total 190 KLD capacity with MBBR technology (150 KLD + 40 KLD)		
11	Solid waste generation	Total: 1,336 kg/day		Total: 648 kg/day		
		Biodegradable: 308 kg/day Mechanical Composting Unit of total 400 kg/d		Biodegradable: 324 kg/day Mechanical Composting Unit of total 400 kg/d		
		Non-Biodegradable: 205		Non-Biodegradable: 324		

Sr. No	Particulars	Obtained EC from SEIAA, Maharashtra vide EC23B038MH153350 dated. 26.09.2023	Proposed Amendment/ Expansion	Remarks
		kg/day	kg/day	
12	Power Requirement	Demand: 1.6 MW	Demand: 1.8 MW	Increased due increase in area
13	D.G set	1 x 650 kVA (Tower A & B) & 1 x 200 kVA (IH)	1 x 750 kVA (Tower A, B & C) & 1 x 320 kVA (IH)	
14	Landscape details	• RG required (20%): 1,168.61 m^2 • RG provided on Mother earth: 1,170.36 m^2	• RG required (20%): 1,537.85 m^2 • RG provided on Mother earth: 1,570.07 m^2	Increased
15	Parking provided	4W: 452 Nos.	4W: 448 Nos.	Provided as per Norms
		2W: 50 Nos.	2W: 50 Nos.	
16	Project cost (Rs.)	293.13 Cr	778 Cr	Increased by Rs. 484.87 Cr

3. Proposal is an expansion of existing construction project. PP has obtained earlier EC vide Letter No. EC23B038MH153350 dated. 26.09.2023 for total BUA of 48,509.95 m2. Proposal was considered by SEIAA in its 340th meeting held on 8th 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:

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 the prevailing Hon'ble Supreme Court Order. PP to obtain all mandatory NOCs from the concerned competent authority and the planning authority shall not issue occupation certificate unless PP obtain the same.
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 the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.
4. 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.

5. 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.
6. PP to complete the tree plantation within the site during the construction phase.
7. PP to dispose of 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 1,537.85 m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. The planning authority shall not grant an occupation certificate unless the PP obtain SWM NOC.
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 area of 28,060.39 m2, Non FSI area of 33,580.60 m2 and total BUA of 61,640.99 m2. (Plan approval No. P-13610/2022/(2/2)/F/North/SALT PAN/337/3/Amend dated. 05.05.2026).

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 give100 % 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, NOx (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.

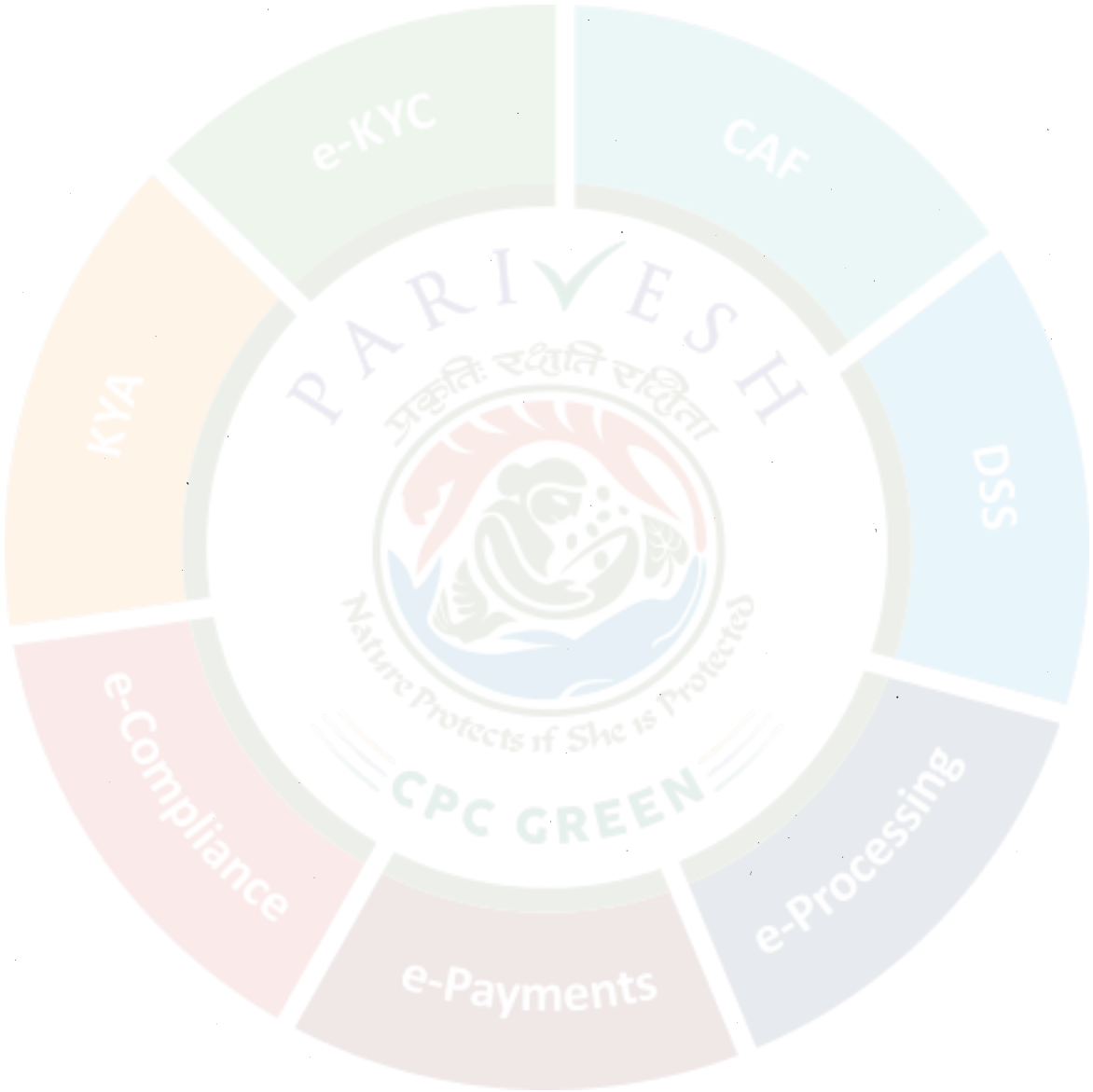
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its 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.

Jayashree Bhoj
(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 City.
6. Commissioner, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.



Signed by
Jayashree Shrikant Bhoj
Date: 30-06-2026 14:25:54
Reason: Verified and signed