



**File No: SIA/MH/INFRA2/471308/2024**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**(Issued by the State Environment Impact Assessment**  
**Authority(SEIAA), MAHARASHTRA)**

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Dated 03/01/2025



To,

Mr Shovir Irani  
KEYSKY REALTORS PRIVATE LIMITED  
Corp. & Reg. Office :702, Natraj, M V Junction, Western Express Highway, Andheri(East), Mumbai-400069, MUMBAI SUBURBAN, MAHARASHTRA, 400069  
Rohitdhumale@rustomjee.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 joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD. submitted to Ministry vide proposal number SIA/MH/INFRA2/471308/2024 dated 21/08/2024.

2. The particulars of the proposal are as below :

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(i) EC Identification No.</b>                  | EC24C3801MH5406617N                                                                                                                                                                                                                                                                                                                                                                     |
| <b>(ii) File No.</b>                              | SIA/MH/INFRA2/471308/2024                                                                                                                                                                                                                                                                                                                                                               |
| <b>(iii) Clearance Type</b>                       | EC                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>(iv) Category</b>                              | B2                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>(v) Project/Activity Included Schedule No.</b> | 8(a) Building / Construction<br>Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD. |
| <b>(vii) Name of Project</b>                      | KEYSKY REALTORS PRIVATE LIMITED                                                                                                                                                                                                                                                                                                                                                         |
| <b>(viii) Name of Company/Organization</b>        | MUMBAI, MAHARASHTRA                                                                                                                                                                                                                                                                                                                                                                     |
| <b>(ix) Location of Project (District, State)</b> | SEIAA                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>(x) Issuing Authority</b>                      |                                                                                                                                                                                                                                                                                                                                                                                         |

|                                             |    |
|---------------------------------------------|----|
| (xii) Applicability of General Conditions   | no |
| (xiii) Applicability of Specific Conditions | no |

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 27/11/2024. 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 27/11/2024, 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. Mr Shovir Irani under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

## Annexure 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                        | 10189.21 | Sqmt. | NA                               |                                                               |
| NON FSI AREA                    | NON FSI AREA                    | 12561.46 | Sqmt. | NA                               |                                                               |
| TOTAL CONSTRUCTION AREA         | TOTAL CONSTRUCTION AREA         | 22750.67 | Sqmt. | NA                               |                                                               |
| BUILDING CONFIGURATION & HEIGHT | BUILDING CONFIGURATION & HEIGHT | 0        | NA    | NA                               | Building 1- Wing A: 3B + Ground floor + 1st podium floor part |

| Name of the product /By-product | Product / By-product            | Quantity | Unit | Mode of Transport / Transmission | Remarks (eg. CAS number)                                                                                                                                                                                                                                                                                                 |
|---------------------------------|---------------------------------|----------|------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 |                                 |          |      |                                  | for parking & part for residential flat + 2nd & 3rd Podium floor + 4th amenity floor + 5th to 20th upper residential, Height: 69.95 m. Wing B: 2B+ Ground + 1st podium floor part for parking & part for residential flat + 2nd & 3rd Podium floor + 4th amenity floor + 5th to 20th upper residential, Height: 69.95 m. |
| BUILDING CONFIGURATION & HEIGHT | BUILDING CONFIGURATION & HEIGHT | 0        | NA   | NA                               | Building 2- Wing C: 3 level Part Basement + Ground + 1st to 8th floor for automated mechanized car parking tower + 9th to 20th upper residential floors, Height: 69.95 m.                                                                                                                                                |

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/471308/2024  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Keysky Realtors PVT. LTD.,  
survey no. 341(pt), CTS No. 629 (pt)  
& CTS No.629(pt.) at Gandhi Nagar,  
Bandra (E) Mumbai- 400 051

**Subject** : Environmental Clearance for Proposed joint redevelopment of existing Bldg. B-72 & B-73 Known as Gandhi Nagar Vivekanand CHSL bearing survey no. 341(pt), CTS No. 629 (pt) and building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors PVT. LTD.

**Reference** : Application no. SIA/MH/INFRA2/471308/2024

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 232<sup>nd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 284<sup>th</sup> (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18<sup>th</sup> November, 2024.

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

| Sr. No. | Description         | Details                                                                                                                                                                                                                                                                                                                                               |                                                                                   |
|---------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| 1       | Proposal Number     | SIA/MH/INFRA2/471308/2024                                                                                                                                                                                                                                                                                                                             |                                                                                   |
| 2       | Name of Project     | Proposed joint redevelopment of existing Bldg. B-72 & B-73 known as Gandhi Nagar Vivekanand CHSL Bearing survey no. 341(pt.), CTS No. 629 (pt.) and plot allotted to Sagar Darshan Co-op Hsg. Soc. Ltd. Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E) Mumbai- 400 051 under regulation no. 33(5) of DCPR-2034 by M/s. Keysky Realtors Pvt. Ltd. |                                                                                   |
| 3       | Project category    | 8(a), B2                                                                                                                                                                                                                                                                                                                                              |                                                                                   |
| 4       | Type of Institution | Private Limited                                                                                                                                                                                                                                                                                                                                       |                                                                                   |
| 5       | Project Proponent   | Name                                                                                                                                                                                                                                                                                                                                                  | Mr. Shovir Irani                                                                  |
|         |                     | Regd. Office address                                                                                                                                                                                                                                                                                                                                  | 702, Natraj, M V Junction, Western Express Highway, Andheri (East), Mumbai-400069 |
|         |                     | Contact number                                                                                                                                                                                                                                                                                                                                        | 9821146656                                                                        |

|    |                                                                  |               |                                                                                                                                                                                                                                                    |                        |                                                                                                                                                              |            |                                  |
|----|------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------|
|    |                                                                  | e-mail        | rohitdhumale@rustomjee.com                                                                                                                                                                                                                         |                        |                                                                                                                                                              |            |                                  |
| 6  | Consultant                                                       |               | Name M/s. Enviro Analysts & Engineers Pvt. Ltd.<br>NABET Accreditation No: NABET/EIA/2124/SA0193<br>Validity: 18 <sup>th</sup> June 2024 extended till 15 <sup>th</sup> December 2024                                                              |                        |                                                                                                                                                              |            |                                  |
| 7  | Applied for                                                      |               | Fresh                                                                                                                                                                                                                                              |                        |                                                                                                                                                              |            |                                  |
| 8  | Location of the project                                          |               | Bldg. B-72 & B-73 known as Gandhi Nagar Vivekanand<br>CHSL Bearing survey no. 341(pt.), CTS No. 629 (pt.) and<br>building allotted to Sagar Darshan Co-op Hsg. Soc. Ltd.<br>Bearing CTS No.629(pt.) at Gandhi Nagar, Bandra (E)<br>Mumbai- 400 051 |                        |                                                                                                                                                              |            |                                  |
| 9  | Latitude and Longitude                                           |               | Latitude: 19° 3'32.22"N<br>Longitude: 72°51'4.30"E                                                                                                                                                                                                 |                        |                                                                                                                                                              |            |                                  |
| 10 | Plot Area (Sq.m.)                                                |               | 1872.40 sq. m                                                                                                                                                                                                                                      |                        |                                                                                                                                                              |            |                                  |
| 11 | Deductions (Sq.m.)                                               |               | 00 sq. m                                                                                                                                                                                                                                           |                        |                                                                                                                                                              |            |                                  |
| 12 | Net Plot area (Sq.m.)                                            |               | 1872.40 sq. m                                                                                                                                                                                                                                      |                        |                                                                                                                                                              |            |                                  |
| 13 | Ground coverage (m <sup>2</sup> ) & %                            |               | 1369 m2 & 73 %                                                                                                                                                                                                                                     |                        |                                                                                                                                                              |            |                                  |
| 14 | FSI Area (Sq.m.)                                                 |               | 10189.21 sq. m                                                                                                                                                                                                                                     |                        |                                                                                                                                                              |            |                                  |
| 15 | Non-FSI (Sq.m.)                                                  |               | 12561.46 sq. m                                                                                                                                                                                                                                     |                        |                                                                                                                                                              |            |                                  |
| 16 | Proposed built-up area (FSI + Non-FSI) (Sq.m.)                   |               | 22750.67 sq. m                                                                                                                                                                                                                                     |                        |                                                                                                                                                              |            |                                  |
| 17 | TBUA (m2) approved by Planning Authority till date.              |               | Submitted for approval to MHADA                                                                                                                                                                                                                    |                        |                                                                                                                                                              |            |                                  |
| 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 |
|    | Build ing Name                                                   | Configuration | Height (m)                                                                                                                                                                                                                                         | Building Name          | Configuration                                                                                                                                                | Height (m) |                                  |
|    | -                                                                | -             | -                                                                                                                                                                                                                                                  | Wing A                 | 3B + Ground floor + 1st podium floor part for parking & part for residential flat+ 2nd & 3rd Podium floor+ 4th amenity floor+ 5th to 20th upper residential. | 69.95 m    | ----                             |
|    | -                                                                | -             | -                                                                                                                                                                                                                                                  | Wing B                 | 3B + Ground floor + 1st podium floor part for parking & part for residential flat+ 2nd & 3rd Podium floor+ 4th amenity floor+ 5th to 20th upper residential. | 69.95 m    | ----                             |
|    | -                                                                | -             | -                                                                                                                                                                                                                                                  |                        | 3 level Part Basement                                                                                                                                        |            |                                  |

|    |                                                                 |  |  |                                                                                                           |                                                                                                               |                                          |                                                                                                                                        |
|----|-----------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                 |  |  | Wing C                                                                                                    | + Ground + 1st to 8th floor for automated mechanized car parking tower+ 9th to 20th upper residential floors. | 69.95 m                                  | ----                                                                                                                                   |
| 21 | No. of Tenements & Shops                                        |  |  | Tenements : 87 Nos.                                                                                       |                                                                                                               |                                          |                                                                                                                                        |
| 22 | Total Population                                                |  |  | 539 Nos                                                                                                   |                                                                                                               |                                          |                                                                                                                                        |
| 23 | Total Water Requirements CMD                                    |  |  | <b>Total: 75 KLD</b><br>Domestic: 49 KLD, Flushing: 25 KLD, Landscape: 1 KLD                              |                                                                                                               |                                          |                                                                                                                                        |
| 24 | Under Ground Tank (UGT) location                                |  |  | 1.5 M Below Gr. Level                                                                                     |                                                                                                               |                                          |                                                                                                                                        |
| 25 | Source of water                                                 |  |  | MCGM                                                                                                      |                                                                                                               |                                          |                                                                                                                                        |
| 26 | STP Capacity & Technology                                       |  |  | 72 KLD with MBBR technology                                                                               |                                                                                                               |                                          |                                                                                                                                        |
| 27 | STP Location                                                    |  |  | 1 & 2 Basement & cutout at Ground Level.                                                                  |                                                                                                               |                                          |                                                                                                                                        |
| 28 | Sewage Generation CMD & % of sewage discharge in the sewer line |  |  | 67 KLD, 35% of sewage discharge in the sewer line. (Excess treated water will be used in MHADA Layout RG) |                                                                                                               |                                          |                                                                                                                                        |
| 29 | Solid Waste Management during Construction Phase                |  |  | <b>Type</b>                                                                                               | <b>Quantity (Kg/d)</b>                                                                                        | <b>Treatment/disposal</b>                |                                                                                                                                        |
|    |                                                                 |  |  | Dry waste                                                                                                 | 10 kg/day                                                                                                     | Will be handed over to a recycler        |                                                                                                                                        |
|    |                                                                 |  |  | Wet waste                                                                                                 | 15 kg/day                                                                                                     | Handed over to Municipal waste collector |                                                                                                                                        |
|    |                                                                 |  |  | Construction waste                                                                                        | Topsoil                                                                                                       | 280 cum                                  | Top soil from existing landscape areas will be preserved and used for landscaping                                                      |
|    |                                                                 |  |  |                                                                                                           | Existing Structure to be Demolition                                                                           | 3000 cum                                 | There will be transportation outside of plot as per NOC will be obtained in due course.                                                |
|    |                                                                 |  |  |                                                                                                           | Excavation Debris quantity                                                                                    | 17200 cum                                | Will be reusing the 1200 cum quantity in internal plot works & road development & remaining debris NOC will be obtained in due course. |
|    |                                                                 |  |  |                                                                                                           | Empty cement bags                                                                                             | 15000 Nos.                               | To be handed over to local recyclers                                                                                                   |
|    |                                                                 |  |  |                                                                                                           | Steel                                                                                                         | 3 MT                                     | To be handed over to local recyclers                                                                                                   |
|    |                                                                 |  |  |                                                                                                           | Aggregate                                                                                                     | 10 MT                                    | To be used as a layer for                                                                                                              |

|    |                                                                                                 |                                                                                                        |                                  |            |                                                                           |
|----|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------|------------|---------------------------------------------------------------------------|
|    |                                                                                                 |                                                                                                        | s                                |            | internal roads and building boundary wall.                                |
|    |                                                                                                 |                                                                                                        | Broken Tiles                     | 625 sqm    | Waste tiles to be used as China mosaic for terraces.                      |
|    |                                                                                                 |                                                                                                        | Empty Paint Cans (20 liter/ can) | 375 Nos.   | To be handed over to 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                                                                                              | 102 kg/day                       |            | Will be handed over to a recycler                                         |
|    |                                                                                                 | Wet waste                                                                                              | 153 kg/day                       |            | Composting by OWC- manure produced will be used at a site for landscaping |
|    |                                                                                                 | E-Waste                                                                                                | 255 kg/ year                     |            | Will be collected and sent to MPCB authorized recyclers.                  |
|    |                                                                                                 | STP Sludge (dry)                                                                                       | 3 kg/day                         |            | Dry sewage sludge will be used as manure for gardening.                   |
| 31 | R.G. Area in sq.m.                                                                              | RG required- NA                                                                                        |                                  |            |                                                                           |
|    |                                                                                                 | RG provided on Mother Earth- NA (MHADA LAYOUT RG)                                                      |                                  |            |                                                                           |
|    |                                                                                                 | RG provided on the Podium- NA                                                                          |                                  |            |                                                                           |
|    |                                                                                                 | Total- NA                                                                                              |                                  |            |                                                                           |
|    |                                                                                                 | Existing trees on the plot: 54 Nos                                                                     |                                  |            |                                                                           |
|    |                                                                                                 | Number of trees to be planted:                                                                         |                                  |            |                                                                           |
|    |                                                                                                 | a) In RG area: (In open Space) 37 Nos. (2 Nos. Retained + 35 Newly Proposed)                           |                                  |            |                                                                           |
|    |                                                                                                 | b) In Miyawaki Plantation with area: NA – Being MHADA LAYOUT RG                                        |                                  |            |                                                                           |
|    |                                                                                                 | c) Trees to be planted offsite: 820 Nos.                                                               |                                  |            |                                                                           |
|    |                                                                                                 | Number of trees to be cut: 08 Nos                                                                      |                                  |            |                                                                           |
|    |                                                                                                 | Number of trees to be retain: 02 Nos                                                                   |                                  |            |                                                                           |
|    |                                                                                                 | Number of trees to be transplanted: 44 Nos                                                             |                                  |            |                                                                           |
|    |                                                                                                 | Total trees to be planted after development on site: 37 Nos (2 Nos. Retained + 35 Nos. Newly proposed) |                                  |            |                                                                           |
|    |                                                                                                 | Total trees to be planted after development off site: 820 Nos.                                         |                                  |            |                                                                           |
| 32 | Power requirement                                                                               | During the Operation Phase:                                                                            |                                  |            |                                                                           |
|    |                                                                                                 | Details                                                                                                |                                  | TATA/ADANI |                                                                           |
|    |                                                                                                 | Connected load (kW)                                                                                    |                                  | 2895 KW    |                                                                           |
|    |                                                                                                 | Demand load (kW)                                                                                       |                                  | 590 KW     |                                                                           |

|    |                                                                                   |                                                                                                                                                                                                                    |
|----|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 33 | Energy Efficiency                                                                 | a) Total Energy saving (%): 20 %<br>b) Solar energy (%): 12%                                                                                                                                                       |
| 34 | D.G. set capacity                                                                 | 1 × 320 kVA, 1 × 400 kVA                                                                                                                                                                                           |
| 35 | No. of 4-W & 2-W Parking with 25% EV                                              | 4-Wheelers- 189 Nos.<br>2- Wheelers- 28 Nos.                                                                                                                                                                       |
| 36 | No. & capacity of Rainwater harvesting tanks /Pits                                | 2 days holding capacity of 34 cum                                                                                                                                                                                  |
| 37 | Project Cost in (Cr.)                                                             | Rs. 96.45 Cr.                                                                                                                                                                                                      |
| 38 | EMP Cost                                                                          | <b>Construction Phase cost:</b><br>Capital cost in lakhs: 41.65<br>Recurring cost in Lakhs/year: 20.8<br><b>Operation Phase cost:</b><br>Setting-up Cost (Rs- Lakhs): 448.07<br>O & M Cost Per year (Lakhs): 46.64 |
| 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 is a new construction project. Proposal has been considered by SEIAA in its 284<sup>th</sup> (Day-3) meeting held on 18<sup>th</sup> November, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order
2. PP to obtain revised (i) Water Supply NOC, (ii) Drainage Connection NOC (iii) Storm Water Connection NOC (iv) C & D Waste Management NOC (v) Tree NOC, (vii) HE remarks . The local planning authority shall not issue occupation certificate unless all NOCs are in place.
3. PP to provide adequate two-wheeler parking space considering the socio-economic status of the habitant in the proposed development and as per prevailing rules and regulations
4. PP to submit details of off-site plantation with address of plot where plantation is proposed.
5. PP to implement appropriate flood mitigation measures and ensure provision of effective basement dewatering mechanism.
6. PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to

prevent/avoid any health and legal issues.

7. PP to complete tree plantation within the site during construction phase.
8. PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.
9. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

**B. SEIAA Conditions-**

1. PP submitted that, their project is a part of larger layout for which RG has already been provided and hence no separate RG is required. Local planning authority to ensure the validity of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI- 10,189.21 m<sup>2</sup>, Non FSI- 12,561.46 m<sup>2</sup>, total BUA-22,750.67 m<sup>2</sup>. (Plan approval No-CO/MB/REE/NOC/F-1493/1925/2024, dated-20.08.2024)

**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 break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. 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, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.

- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
  - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
  - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
  - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
  - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
  - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
  5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
  6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
  7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
  8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its

amendments.

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



Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Brihanmumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

