



File No: SIA/MH/INFRA2/505651/2024

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
MAHARASHTRA)



Dated 08/04/2025



To,

Shovir Irani
KEYHEIGHTS REALTORS PRIVATE LIMITED
702,NATRAJ MV Road junction, Western express Highway, Andheri (East), Mumbai, Maharashtra
400069, Andheri, MUMBAI SUBURBAN, MAHARASHTRA, 400069
Devendrajoshi@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 Redevelopment of Existing Residential Building "CLIFF TOWER CHS LTD" in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd. submitted to Ministry vide proposal number SIA/MH/INFRA2/505651/2024 dated 13/11/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801MH5758476N
(ii) File No.	SIA/MH/INFRA2/505651/2024
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Redevelopment of Existing Residential Building "CLIFF TOWER CHS LTD" in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.
(vii) Name of Project	KEYHEIGHTS REALTORS PRIVATE LIMITED
(viii) Name of Company/Organization	MUMBAI SUBURBAN, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	

(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 11/03/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 11/03/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. 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.

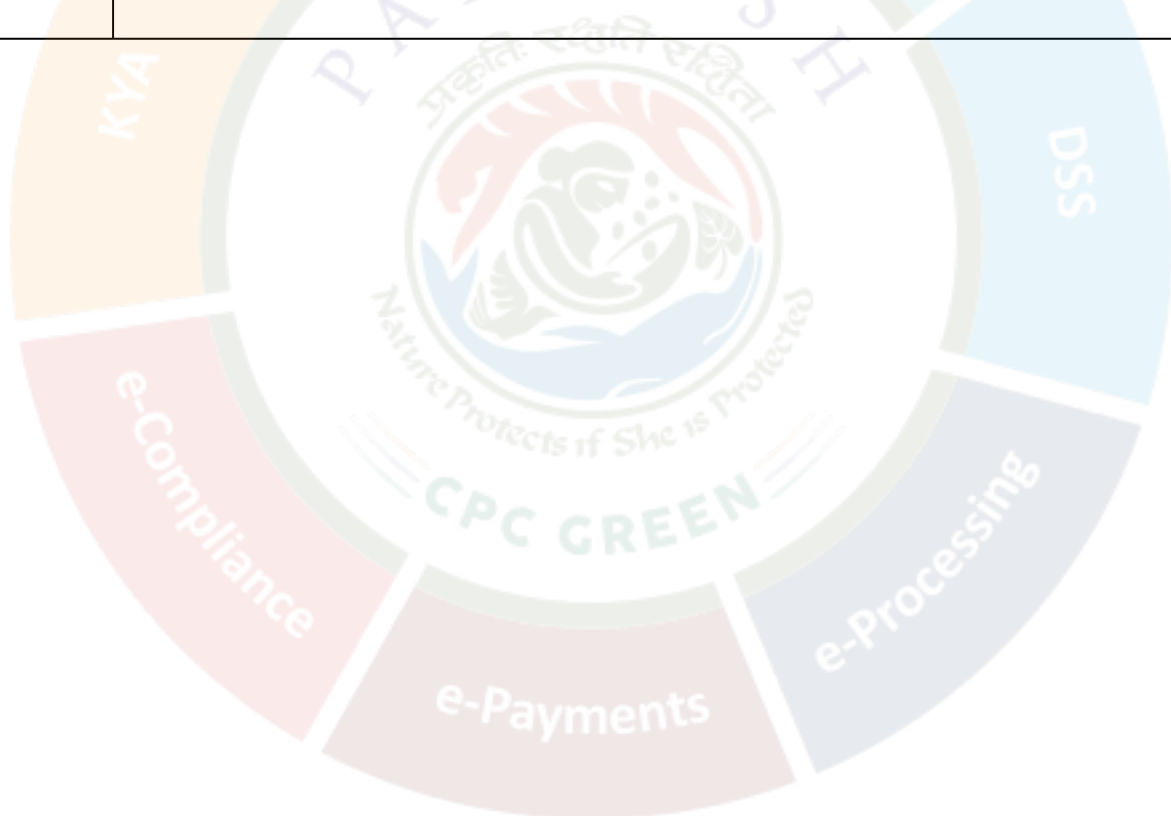
Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions					
1.1	<u>During discussion following points emerged:</u>					
	Conditions:					
	<table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td></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 prevailing Hon'ble Supreme Court Order</td></tr> <tr> <td></td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.</td></tr> </table>	Sr. No.	Conditions		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	
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	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.					

S. No	EC Conditions
	PP to obtain (i) Storm Water Drainage NOC (ii) Solid Waste Management NOC/C & D Waste Management NOC (iii) Power Supply NOC (iv) Sustainable Water Supply NOC (v) Sewer Connection NOC (vi) Water Supply NOC (vii) Tree NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.
	PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.
	PP shall not make any alteration/changes to the nalla adjacent to the site without obtaining prior permission from the competent authority. Any kind of discharge to the nalla from site is not allowed.
	PP to ensure to keep 40% area open to sky for the STP operational tanks like MBBR etc.
	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.
	PP to complete tree plantation within the site during construction phase.
	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.
	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/505651/2024.

Environment & Climate Change Department

Room No. 217, 2nd Floor,

Mantralaya, Mumbai- 400032.

To,

M/s. Keyheights Realtors Pvt. Ltd..

702, Natraj, M V Junction,

Western Express Highway,

Andheri (East), Mumbai-400069.

Subject : Environmental Clearance for proposed Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/505651/2024.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 235th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 288th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th March, 2025.

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

1	Proposal Number	SIA/MH/INFRA2/505651/2024	
2	Name of Project	Proposed Redevelopment of Existing Residential Building “CLIFF TOWER CHS LTD” in S.R. Scheme under Regulation 33(11) of DCPR 2034 on Plot Bearing Part of CTS No. 877, CTS No. 878, CTS NO. 879 & Part of CTS No. 880/A of Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai by M/s. Keyheights Realtors Pvt. Ltd.	
3	Project category	8(a) B2	
4	Type of Institution	other	
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	jitendravishtwarkarma@rustomjee.com
6	Consultant	Name: Enviro Analysts and Engineers Private Limited	

		NABET Accreditation No: NABET/EIA/24-27/RA 0355 Validity: 19.06.2027			
7	Applied for	Fresh			
8	Location of the project	Village Bandra-B, at Mount Marry Road, Bandra (West), in H/W Ward, Mumbai			
9	Latitude and Longitude	Latitude: 19° 2'44.00"N Longitude: 72°49'21.13"E			
10	Plot Area (Sq.m.)	2098 sq.m			
11	Deductions (Sq.m.)	205.78 Sqm			
12	Net Plot area (Sq.m.)	1892.22 Sqm			
13	Ground coverage (m ²) & %	720.38 sqm			
14	FSI Area (Sq.m.)	11329.2 Sqm			
15	Non-FSI (Sq.m.)	13170.78 Sqm			
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	24499.98 sqm			
17	TBUA (m ²) approved by Planning Authority till date	LOI dated 11/12/2024			
18	Earlier EC details with Total Construction area, if any.	NA			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	NA			
20	Previous EC/Existing Building	Proposed Configuration			Reason for Modification / Change
	Building Name & Configuration	Height (m)	Building Name & Configuration	Height (m)	
	-	-	1 building: 4 Basement Floors + Ground/stilt + 5 Podium Floors + Service Floor + 1st to 20th Upper Residential Floors + 21st Amenity Floor.	99.63 m	
21	No. of Tenements & Shops	Tenements: 37 nos			
22	Total Population	299 Nos			
23	Total Water Requirements CMD	Total:41 KLD Domestic: 21 KLD, Flushing:11 KLD, Landscape: 9 KLD			
24	Under Ground Tank (UGT) location	1 st Basement			
25	Source of water	MCGM			

26	STP Capacity & Technology	39 KLD with MBBR technology			
27	STP Location	1 st & 2 nd Basement			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	31 KLD, 35% of sewage discharge in the sewer line.			
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment / disposal
		Dry waste	10 kg/day		Will be handed over to a recycler
		Wet waste	15 kg/day		Handed over to municipal waste collector
		Construction Waste	Top soil	315 Cum	Top soil from existing landscape areas will be preserved and used for landscaping
			Existing Structure to be Demolition	2280 Cum	There will be transportation outside of plot as per NOC will be obtained in due course.
			Excavation Debris quantity	13805 cum	Will be reusing the 1200 cum quantity in internal plot & road development & remaining debris NOC will be obtained in due course.
			Empty Cement bags	14565 Nos.	To be handed over to local recyclers
			Steel	2 MT	To be handed over to local recyclers
			Aggregates	10 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	610 Sqm	Waste tiles to be used as china mosaic for terraces.
	Empty Paint Cans (20 liter/ can)	365 no's	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	45 kg/day		Will be handed over to a recycler
		Wet waste	68 kg/day		Composting by OWC-manure produced will be

				used at a site for landscaping				
		E-Waste	149 kg/ year	Will be collected and sent to MPCB authorized recyclers.				
		STP Sludge (dry)	1 kg/day	Dry sewage sludge will be used as manure for gardening.				
31	R.G. Area in sq.m.	RG required (8%) – 151.38 Sq.mt. RG provided on Mother Earth (8.2%) – 155.98 Sq.mt.+additional 21 sqmts area proposed=177 sqmts RG provided on the Podium- 0 Total 155.98 Sqm Existing trees on the plot: 16 Nos Number of trees to be planted: a) In RG area: (In open Space) 25 Nos. b) In Miyawaki Plantation with area: 111 no's of trees, sub tree, canopy +37 shrubs Number of trees to be cut: 5 Nos Number of trees to be retain: 11 Nos Number of trees to be transplanted: 0 Nos Total trees to be planted after development on site : 147 Nos (11 Nos. Retained + 25 Nos. Newly proposed + 111 Nos in Miyawaki plantation) + 37 Shrubs. (area: 37 Sqm)						
32	Power requirement	During Operation Phase: <table> <tr> <td>Connected load (kW)</td> <td>3624.24 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>1172.95 KW</td> </tr> </table>			Connected load (kW)	3624.24 KW	Demand load (kW)	1172.95 KW
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Demand load (kW)	1172.95 KW							
33	Energy Efficiency	a) Total Energy saving (%): 19 % b) Solar energy (%): 5% solar (30 KW)						
34	D.G. set capacity	1X 160 KVA						
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers- 134 Nos. 2- Wheelers- 20 Nos						
36	No. & capacity of Rain water harvesting tanks /Pits	2 days holding capacity of 60 cum						
37	Project Cost in (Cr.)	Rs. 148.10 Cr						
38	EMP Cost	Construction Phase: Capital cost in lakhs: 50.05 Recurring cost in Lakhs/year: 20.1 Operation phase: Setting-up Cost (Rs- Lakhs): 117.00 O & M Cost Per year (Lakhs): 17.40						
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
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Proposal is new construction project. Proposal has been considered by SEIAA in its 288th (Day-1) meeting held on 11th March, 2025. and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
3. PP to obtain (i) Storm Water Drainage NOC (ii) Solid Waste Management NOC/C & D Waste Management NOC (iii) Power Supply NOC (iv) Sustainable Water Supply NOC (v) Sewer Connection NOC (vi) Water Supply NOC (vii) Tree NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.
4. PP to ensure that all parking of the heavy vehicles used for the proposed project are at the pre-defined designated places and shall not be on public road.
5. PP shall not make any alteration/changes to the nalla adjacent to the site without obtaining prior permission from the competent authority. Any kind of discharge to the nalla from site is not allowed.
6. PP to ensure to keep 40% area open to sky for the STP operational tanks like MBBR etc.
7. 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.
8. PP to complete tree plantation within the site during construction phase.
9. 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.
10. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 155.98 m² on mother earth. Local planning authority to ensure the compliance 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-10975.89 m2, Non FSI-13,170.78 m2 and total BUA 24146.67 m2. (Plan approval No. No H-W/PVT/0134/20241113/AP/S Dated 31.12.2024) (FSI restricted as per approval)

General Conditions:

A) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.

- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the

project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.


- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
- II. 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.
3. 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.
4. 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.
5. 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.

6. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
7. 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.
8. 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.


Vinita Vaid-Singal
(Member Secretary, SEIAA)

Copy to:

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