



File No: SIA/MH/INFRA2/536732/2025

Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated 19/08/2025



To,

Shovir Irani
xcellent realty private limited
702, Natraj M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400069,
Andheri, MUMBAI SUBURBAN, MAHARASHTRA, 400069
aamirpatel@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 Expansion of Redevelopment of existing building under 33(5) on Plot no. 71 C.S. No. 447 (PT) of Sewri Wadala Estate Scheme No. 57 at Dyaneshwar Nagar, R.A. Kidwai Marg, Parel Sewri Division, Wadala, Mumbai by M/s Xcellent Realty Pvt Ltd submitted to Ministry vide proposal number SIA/MH/INFRA2/536732/2025 dated 07/05/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3803MH5251449N
(ii) File No.	SIA/MH/INFRA2/536732/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Expansion of Redevelopment of existing building under 33(5) on Plot no. 71 C.S. No. 447 (PT) of Sewri Wadala Estate Scheme No. 57 at Dyaneshwar Nagar, R.A. Kidwai Marg, Parel Sewri Division, Wadala, Mumbai by M/s Xcellent Realty Pvt Ltd
(vii) Name of Project	
(viii) Name of Company/Organization	xcellent realty private limited
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) 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 28/07/2025. 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 28/07/2025, 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>										
	<table><tr><th>Sr. No.</th><th>Conditions</th></tr><tr><td>1.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.</td></tr><tr><td>2.</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><tr><td>3.</td><td>PP to submit revised NOC like (i) CFO NOC, (ii) C & D Waste Management /Debris NOC, (iii) Water Supply NOC (HE Remarks), (iv) Sewerage Connection NOC, (v) Storm Water Drain Connection NOC. The planning authority shall not grant occupation certificate unless PP obtains all NOCs.</td></tr><tr><td>4.</td><td>PP to submit copy of Certified Compliance of earlier EC to be obtained from the</td></tr></table>	Sr. No.	Conditions	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per 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 submit revised NOC like (i) CFO NOC, (ii) C & D Waste Management /Debris NOC, (iii) Water Supply NOC (HE Remarks), (iv) Sewerage Connection NOC, (v) Storm Water Drain Connection NOC. The planning authority shall not grant occupation certificate unless PP obtains all NOCs.	4.	PP to submit copy of Certified Compliance of earlier EC to be obtained from the
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S. No	EC Conditions	
		Regional Office of MoEF&CC, Nagpur.
5.		PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
6.		PP to complete tree plantation within the site during construction phase.
7.		PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
FSI AREA	FSI AREA	20807.25	12564.97	33372.22	Sq m	NA
Non FSI	Non FSI	21772.54	13295.78	35068.32	Sq m	NA
Total Construction Area	Total Construction Area	42579.79	25860.75	68440.54000000001	sq m	NA
Configuration	Configuration	2	0	2	No. s	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No.SIA/MH/INFRA/536732/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Xcellent Realty Pvt. Ltd.,
Plot no. 71 C.S. No. 447 (PT),
Sewri Wadala Estate Scheme No. 57,
Dyaneshwar Nagar, R.A. Kidwai Marg,
Parel Sewri Division, Wadala, Mumbai.

Subject : Environmental Clearance for Proposed Expansion of Redevelopment of existing building under 33(5) on Plot no. 71 C.S. No. 447 (PT) of Sewri Wadala Estate Scheme No. 57 at Dyaneshwar Nagar, R.A. Kidwai Marg, Parel Sewri Division, Wadala, Mumbai by M/s Xcellent Realty Pvt Ltd

Reference : Application no.SIA/MH/INFRA/536732/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 241st meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 299th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 28th July, 2025.

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

Sr. No.	Description	Details
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act,1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	No
2	Proposal Number	SIA/MH/INFRA2/536732/2025
3	Name of Project	Proposed Expansion and Redevelopment of existing building under 33(5) on Plot no. 71 C.S. No. 447 (PT) of Sewri Wadala Estate Scheme No. 57 at Dyaneshwar Nagar, R.A. Kidwai Marg, Parel Sewri Division, Wadala, Mumbai by M/s Xcellent Realty Pvt Ltd

4	Project category	8a (B2)					
5	Type of Institution	Private					
6	Project Proponent	Name	M/s Xcellent Realty Pvt Ltd				
		Regd. Office address	702, Natraj M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400069.				
		Contact number	9820324571				
		e-mail	aamirpatel@rustomjee.com				
7	Consultant	Name: Enviro Analysts and Engineers Private Limited NABET Accreditation number: NABET/EIA/24-27/RA 0355 Validity: 19 June 2027					
8	Applied for	Expansion					
9	Location of the project	Plot no. 71 C.S. No. 447 (PT) of Sewri Wadala Estate Scheme No. 57 at Dyaneshwar Nagar, R.A. Kidwai Marg, Parel Sewri Division, Wadala, Mumbai					
10	Latitude and Longitude	Latitude – 19° 0'10.30"N Longitude - 72°51'12.20"E					
11	Plot Area (Sq.m.)	6180.04					
12	Deductions (Sq.m.)	1147.61					
13	Net Plot area (Sq.m.)	5032.43					
14	Ground coverage (m ²) & %	3257.99 (64.74%)					
15	FSI Area (Sq.m.)	33372.22					
16	Non-FSI (Sq.m.)	35068.32					
17	Proposed built-up area (FSI + Non FSI) (Sq.m.)	68440.54					
18	TBUA (m ²) approved by Planning Authority till date	MHADA offer letter received dated 25.3.2025					
19	Earlier EC details with Total Construction area, if any.	EC earlier, vide letter no. F. No. 21- 72/2016-1A-III Dtd. 29/08/2017, for FSI Area as 20807.25 sq.m, non-FSI Area as 21772.54 sq.m, and Total Construction Area as 42579.79 sq.m					
20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Demolition & Construction work has not started yet. Existing structure present on-site.					
	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Buildin g Name	Configuration	Heigh t (m)	Building Name	Configuration	Heig ht (m)	
	Rehab Buildin g	Basement + Ground + 2 Podium + 1st to 18th + 19th Part Floor	68.75	Rehab Building	Basement + Ground + 1st to 5th Podium + 1st to 18th Residential Floor	69.95	
	Sale	Basement+Ground	69.75	Sale	Basement +	119.6	

	Buildin g	+5 Podium+1st to 16th floor		Building	Ground + 1st to 6th Podium + 7th E Deck Level + 1st to 28th Residential Floor + Service Floor	0	Planning, Work not started
22	No. of Tenements & Shops			Rehab: 140, Sale: 213, Total: 353			
23	Total Population			Rehab: 952, Sale: 1495 Total: 2447 nos.			
24	Total Water Requirements CMD			285 KLD Domestic: 178 KLD, Flushing: 103 KLD, Landscape: 4 KLD, Swimming Pool:4 KLD			
25	Under Ground Tank (UGT) location			Basement. Manhole at 1.5m from ground floor level			
26	Source of water			MCGM			
27	STP Capacity & Technology			Rehab: 100 KLD, Sale: 160 KLD Total 260 KLD with MBBR technology			
28	STP Location			Basement			
29	Sewage Generation CMD & % of sewage discharge in the sewer line			245 KLD, 35% of sewage discharge in the sewer line. Excess treated water will be used in MHADA layout RG			
30	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	10 kg/day	Will be handed over to MPCB authorized recycler	
				Wet waste	15 kg/day	To be processed in the OWC. Manure obtained shall be used for landscaping, Excess manure shall be sold to nearby end users.	
				Constructio n waste	Top soil	500 Cum	Will reuse for landscaping
					Existing Structure to be Demolished	5215 Cum	There will be transportation outside of the plot, NOC that will be obtained in due course.
					Excavation Debris quantity	1362 0 cum	Will reusing the approximately 1620 cum

					quantity in internal plot works & road development & for remaining debris, NOC that will be obtained in due course.
			Empty cement bags	41475 Nos.	To be handed over to local recyclers
			Steel	7 MT	To be handed over to local recyclers
			Aggregates	30 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	1730 sqm	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 litre/ can)	1040 nos	To be handed over to recycler
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal	
		Dry waste	476 kg/day	Will be handed over to a recycler	
		Wet waste	619 kg/day	Composting by OWC- manure produced will be used at a site for landscaping	
		E-Waste	940 kg/ year	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	12.25 kg/day	Dry sewage sludge will be used as manure for gardening.	
32	R.G. Area in sq. m.	RG required - 264.75 sq.m			
		RG provided on Mother Earth- 454.39 sq.m			
		RG provided on the Podium- Nil			
		Total: 454.39 sq.m			

		Existing trees on the plot: 91 Nos																					
		Number of trees to be planted: a) In RG area: 120Nos. b) In Miyawaki Plantation with area: 60 nos + 20 shrubs (20sqm)																					
		Number of trees to be cut: 32 Nos																					
		Number of trees to be retain: 26 Nos																					
		Number of trees to be transplanted: 33 Nos																					
		Total trees to be planted after development: 239 nos No palm trees will be planted on native trees with 20 to 30 variety																					
33	Power requirement	During Operation Phase:																					
		Details	BEST																				
		Connected load (kW)	4607 KW																				
		Demand load (kW)	1657 KW																				
34	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5% (49 KW)																					
35	D.G. set capacity	1 x 630, 1 x 750 KVA																					
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers – 507 Nos. 2-Wheelers – 124 Nos																					
37	No. & capacity of Rain water harvesting tanks /Pits	2 nos of tanks of 2 days holding capacity of 58 cum & 82 cum.																					
38	Project Cost in (Cr.)	Rs. 235 Cr																					
39	EMP Cost	1. Construction Phase cost:																					
		<table><tr><th>Parameter</th><th>Description & Criteria</th><th>Capital Cost in lakhs</th><th>Recurring cost in Lakhs/year</th></tr><tr><td>Water for dust suppression</td><td>During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant</td><td>2.5 1 nos of DS machine</td><td>30</td></tr><tr><td>Sensors based AQMS</td><td></td><td>4</td><td>0.5</td></tr><tr><td>Shade net</td><td></td><td>4</td><td>0.2</td></tr><tr><td>Wind breakers for</td><td>Barrication for cement</td><td>1.5</td><td>0.1</td></tr></table>	Parameter	Description & Criteria	Capital Cost in lakhs	Recurring cost in Lakhs/year	Water for dust suppression	During the construction phase, water will be required for sprinkling for suppression of dust and for construction purpose. Dust suppression machines + suppressant	2.5 1 nos of DS machine	30	Sensors based AQMS		4	0.5	Shade net		4	0.2	Wind breakers for	Barrication for cement	1.5	0.1	
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Wind breakers for	Barrication for cement	1.5	0.1																				

		storage areas and goods storage areas		
		Tyre washing stations	Pit and grills for vehicles	1 0.5
		C&D Waste chutes		2.5 0.1
		Noise Monitoring	noise on daily basis.	0.6 0
		Soil erosion control	Cleaning and maintaining the site.	0.2 0.1
		Water Monitoring	Ambient air, drinking water, noise and soil testing on monthly basis.	0 0.5
		6 monthly Environment compliance	Status report of every 6 month to MPCB, RO Nagpur	0 1
		Site Sanitation	Toilet facility provided to the labors & mobile tank	3 6
		Gardening Set up	Landscape development during construction phase. Phase wise	2 0.5
		Disinfection - Pest Control	Cleaning and maintaining the site.	1 0.5
		First aid facilities	Maintaining the first aid box available at site.	1 0.1
		Health Check Up	Six monthly health checkup and doctor visit as per requirement	0 1
		Training and awareness	Monthly awareness program for firefighting and safety measures.	0 0.5

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41	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA
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The comparative Statement of earlier EC and proposed expansion as submitted by PP is as below,

Sr. No	Project Details		Details		
		Unit	As per EC Dated 29th August, 2017	For Proposed Expansion	Remarks
1	Plot area	Sq.m	6180.04	6180.04	No Change
2	Road Setback	Sq.m	1147.61	1147.61	No Change
3	Net Plot Area	Sq.m	5032.43	5032.43	No Change
4	FSI area	Sq.m	20,807.25	33,372.22	Increase in FSI 2.5 to 4 as per MHADA policy
5	Non-FSI area	Sq.m	21,772.54	35068.32	Corresponding change in Non FSI
6	Total Built-up area (Construction area)	Sq.m	42,579.79	68440.54	Corresponding change in Total BUA
7	Project Cost		Rs. 230 crores	Rs. 235 crores	Increase in Cost
8	Building Configuration				
	Buildings	Wings			
	Rehab Building	A, B	Basement + Ground + 2 Podium + 1st to 18th + 19th Part Floor	Basement + Ground + 1st to 5 th Podium + 1st to 18th Residential Floor	Change in Planning, Work not started
	Sale Building	A, B	Basement+Ground+5 Podium+1st to 16th floor	Basement + Ground + 1st to 6th Podium + 7th E Deck Level + 1st to 28th Residential Floor + Service Floor	Change in Planning, Work not started
9	Number of tenants and shops				
	Total Population		1300	Rehab: 952 Sale: 1495 Total: 2447	Increase in Population
	Residential Tenements		Rehab- 140 Sale- 120 Total = 260	Rehab- 140 Sale- 213 Total = 353	Increase in Tenements
10	Height of the building				
	Rehab	m	68.75	69.95	Height Increased
	Sale	m	69.75	119.60	

11	Total water requirement	KLD	188 (D-123 KLD F-59 KLD, L-6 KLD) (Swimming Pool: 6)	285 (D-178 KLD F-103 KLD, L-4 KLD) (Swimming Pool: 4)	Increase in Water Demand as per corresponding tenements
12	Wastewater generation	KLD	164	245	Increase in Waste water Generation as per corresponding Water Demand
13	STP capacity	KLD	180	Rehab: 100 Sale: 160 Total: 260	Capacity increases as per corresponding Wastewater generation
14	Total Solid waste	Kg/Day	Wet Waste: 390 Dry Waste: 260 Total Solid Waste: 650	Wet Waste: 619 Dry Waste: 476 Total Solid Waste: 1095	Increases as per corresponding population
15	RG Area	Sq.m	Required- 241 Proposed- 1275.5	Required- 264.75 Proposed - 454.39	Changes as per revised planning
16	4 Wheelers	Nos.	304	507	Increases as per revised population
17	Power Requirement				
	Connected Load	Kw	4178	4607	Changes as per revised planning
	Maximum Demand	Kw	2001	1657	
18	RWH				
	Capacity	Cum	Rehab- 50 Sale- 42	Rehab- 58 Sale- 82	Changes as per revised planning
19	Energy Saving	%	Rehab- 21% Sale- 22%	Rehab- 20% Sale- 20%	Changes as per revised planning
20	DG Sets	kVA	1*600	1 * 750, 1 * 630	Changes as per revised planning

3. Proposal is an expansion of existing construction project. PP had obtained earlier EC vide Letter No F. No. 21- 72/2016-1A-III dated 29.08.2017, for FSI Area of 20807.25 m², Non-FSI Area of 21772.54 m², and Total Construction Area of 42579.79 m². Proposal was considered by SEIAA in its 299th (Day-1) meeting held on 28th July, 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:

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 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
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4. PP to submit copy of Certified Compliance of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur.
5. PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP
6. PP to complete tree plantation within the site during construction phase.
7. 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 has provided mandatory RG area of 264.75 m² on mother earth. Local planning authority to ensure the compliance of the same.
2. This EC is restricted for Sale Building up to 115.35m as per CFO NOC dated 21.06.2025.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
6. 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.
7. SEIAA decided to grant EC for FSI- 32277.54 m², Non FSI- 34317.36 m², Total BUA- 66594.9 m². (Plan approval No. MH/EE/BP(GM)/ MHADA-41/2240/2025 dated 24.06.2025)

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.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



Jayashree Bhoj
(Member Secretary, SEIAA)

Copy to:

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