



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

To,

The owner
PARADIGM DOTOM BUILDHEIGHTS LLP
Gr. floor, Sharda Sangeet Vidyalaya, M.K. Marg, kalanagar, Bandra (East)
-400051

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/MH/INFRA2/414229/2023 dated 12 Jan 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--|--|
| 1. EC Identification No. | EC23B038MH148129 |
| 2. File No. | SIA/MH/INFRA2/414229/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Expansion in Proposed S. R. Scheme Panchsheel SRA CHS Ltd., Ekta SRA CHS Ltd. & Vishwagautam SRA CHS (Prop.) at C.T.S No. 343 (pt), Village-Lal Dongar, Chembur, Mumbai 400071 by M/s. Paradigm DOTOM Buildheights LLP Joint venture with M/s. Jai Bhagavati Developers & Builders and Paradigm Dotom Buildheights LLP |
| 7. Name of Company/Organization | PARADIGM DOTOM BUILDHEIGHTS LLP |
| 8. Location of Project | MAHARASHTRA |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 21/07/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/414229/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Paradigm DOTOM Build heights LLP,
Joint venture with M/s. Jai Bhagavati Developers &
Builders and Paradigm Dotom Build heights LLP,
C.T.S No. 343 (pt), Village-Lal Dongar, Chembur,
Mumbai.

Subject : Environment Clearance for Proposed Expansion in S. R. Scheme Panchsheel SRA CHS Ltd., Ekta SRA CHS Ltd. & Vishwagautam SRA CHS (Prop.) at C.T.S No. 343 (pt), Village-Lal Dongar, Chembur, Mumbai by M/s. Paradigm DOTOM Build heights LLP Joint venture with M/s. Jai Bhagavati Developers & Builders and Paradigm Dotom Build heights LLP

Reference : Application no. SIA/MH/INFRA2/414229/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 196th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 261st (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 09.06.2023.

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/414229/2023	
2	Name of Project	Expansion in S. R. Scheme Panchsheel SRA CHS Ltd., Ekta SRA CHS Ltd. & Vishwagautam SRA CHS (Prop.) at C.T.S No. 343 (pt), Village-Lal Dongar, Chembur, Mumbai 400071 By M/s. Paradigm DOTOM Buildheights LLP Joint venture with M/s. Jai Bhagavati Developers & Builders and Paradigm Dotom Buildheights LLP.	
3	Project category	8(a), B2	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Tushar Khetal
		Regd. Office address	Gr. Floor, Sharda Sangeet Vidyalaya, M.k. Marg, Kalanagar, Bandra (East)
		Contact number	9920881376

		e-mail	shakeel@dotomrealty.com				
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023					
7	Applied for	Expansion					
8	Location of the project	C.T.S No. 343 (pt), Village-Lal Dongar, Chembur, Mumbai 400071					
9	Latitude and Longitude	Latitude: 19° 3'3.91"N Longitude: 72°53'15.07"E					
10	Plot Area (Sq.m.)	13499.82 sq.m					
11	Deductions (Sq.m.)	2422.41 sq.m					
12	Net Plot area (Sq.m.)	11077.41 sq.m					
13	Ground coverage (m ²) & %	7318.94 (66.07%)					
14	FSI Area (Sq.m.)	70125.8 sq.m					
15	Non-FSI (Sq.m.)	44350.45 sq.m					
16	Proposed built-up area (FSI + Non-FSI) (Sq.m.)	114476.25 sq.m					
17	TBUA (m2) approved by Planning Authority till date.	Approval received vide letter no. SRA/ENG/3360/MW/STGL/AP dated 18.8.2021 for FSI area 70125.8 sq.m					
18	Earlier EC details with Total Construction area, if any.	Environmental Clearance was issued vide letter no. SEAC-2014/CR-57/TC-1 dated 25.1.2016. for plot area 7099.06 sqm. and total built-up area of 46,646.44 sq.m					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	Total construction done on site is 10353.7 sq.m out of 46,646.44 sq.m .					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehab 1	G + 16 (PT)	49.90 mt	Rehab 1	G + 16 (PT)	49.90 mt	No change, Occupied and part OC received
	Rehab 2	ST + 1-6 (Part Residential & part school) + 7 th - 16 th Residential	49.90 mt	Rehab 2	Gr + 1st to 23rd Upper floors + Parking Tower	69.90 mt	Change in planning within the same EC approved footprint. 7 floors added & school

							reservation is shifted in rehab bldg 4 & parking tower is added. Only plinth is constructed at site as per EC
--	--	--	Rehab 3	Gr + 1st to 23rd Upper floors + 3 Level Pit +4 level puzzle parking.	69.90 mt	Newly proposed	
--	--	--	Rehab 4	Gr+1st to 7th Upper school & 8th to 21st Upper Res floors	69.55 mt	Newly proposed	
Sale	Sale Tower 1 to 3 ST + 4P + 5 (Amenity) + 6 (PT) + 7 th -21 st + 22 (PT)	66.60 mt	Sale	Sale Building Tower 1 G+1st to 4th Part Resi & Part parking + 5th part Resi & part Amenities + 6th to 23rd Upper resi floors. Tower 2 G+1st to 4th floors PO for parking + 5th floor part PO for Amenities/part Resi. +6th to 23rd Upper resi floors. Tower 3	69.90 mt	<u>Nomenclature of buildings revised</u> Tower 1- internal planning of podium is proposed to be changed by virtue of proposing part residential. vertical expansion of 1 upper floor proposed. <u>Plinth is constructed at site as per EC</u> Tower 2- vertical	

					G+1st to 4th Part Resi & Part parking + 5th part Resi & part Amenities + 6th to 23rd Upper resi floors.		expansion of 1 upper floor proposed. _ Tower 3- internal planning of podium is proposed to be changed by virtue of proposing part residential. vertical expansion of 1 upper floor proposed. <u>No work started at site</u>				
					Tower 4 & 6 G+1st to 4th Part Resi & Part parking + 5th part Resi & part Amenities + 6th to 23rd Upper resi floors. Tower 5 G+23 Upper resi. floors	69.90 mt	3 nos. of Towers newly proposed. construction not started, <u>Slums are existing at site</u>				
21	No. of Tenements & Shops			<table border="1"> <thead> <tr> <th>Rehab Building</th> <th>Sale Building</th> </tr> </thead> <tbody> <tr> <td>Residential: 644 no. Rehab Comm: 51 no. R/C: 05 no. PAP: 42 no. Amenities: 12 no. Existing Amenity: 01 no. Society Office:07 no.</td> <td>Residential: 915 no. Shops: 56 no.</td> </tr> </tbody> </table>		Rehab Building	Sale Building	Residential: 644 no. Rehab Comm: 51 no. R/C: 05 no. PAP: 42 no. Amenities: 12 no. Existing Amenity: 01 no. Society Office:07 no.	Residential: 915 no. Shops: 56 no.		
Rehab Building	Sale Building										
Residential: 644 no. Rehab Comm: 51 no. R/C: 05 no. PAP: 42 no. Amenities: 12 no. Existing Amenity: 01 no. Society Office:07 no.	Residential: 915 no. Shops: 56 no.										

		Community hall:01 no. Religious structure:02 no.			
22	Total Population	Rehab: 2764 nos. School: 300 nos. Sale 4243 nos. Shops: 214 nos. Total: 7521 nos.			
23	Total Water Requirements CMD	979 KLD			
24	Under Ground Tank (UGT) location	Below Ground			
25	Source of water	MCGM			
26	STP Capacity & Technology	4 STPs of a total capacity of 915 KLD, MBBR			
27	STP Location	Below Ground			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	834 KLD & 35% of excess treated water to sewer line			
29	Solid Waste Management during Construction Phase	Type	Quantity	Treatment/disposal	
		Dry waste	18 kg/day	Will be handed over to a recycler	
		Wet waste	28 kg/day	Handed over to Municipal waste collector	
		Construction waste	Topsoil	—	Since this is an SRA Project, hence there is no Top Soil.
			Demolition Waste	2193 Cum	Recyclable material will be recycled like metal, wood. Tiles. Wires etc and debris will be sent to landfills as per SWM noc
			Excavated / Demolition Debris quantity	5000 Cum	We will reuse the 1500 cum in internal plot & road development and rest will be sent to authorized landfills
			Empty cement bags	63135 nos	To be handed over to local recyclers
Steel	145	To be handed over			

			MT	to local recyclers					
		Aggregates	45 MT	To be used as a layer for internal roads and building boundary walls.					
		Broken Tiles	1620 sq.m	Waste tiles to be used as china mosaic for terraces.					
		Empty Paint Cans (20 litre/ can)	1580 nos.	To be handed over to the recycler					
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment/disposal					
		Dry waste	1452 kg/day	Will be handed over to a recycler					
		Wet waste	2135 kg/day	Composting by OWC - manure produced will be used at a site for landscaping,					
		E-Waste	3704 kg/yr	Will be collected and sent to MPCB-authorized recyclers.					
		STP Sludge (dry)	42 kg/day	Dry sewage sludge will be used as manure for gardening.					
31	R.G. Area in sq.m.	<table border="1"> <tbody> <tr> <td>RG required – 886 sq.m (8%)</td> </tr> <tr> <td>Non - paved RG on mother earth – 690.61 sq. m.</td> </tr> <tr> <td>Paved RG on Mother earth – 240.13 sq. m.</td> </tr> <tr> <td>RG on Podium-1129.33 sq.m</td> </tr> <tr> <td>Total R.G. provided – 2060.07 sq.m</td> </tr> </tbody> </table> <p>Existing trees on the plot: 20</p> <p>Number of trees to cut: 9 nos.</p> <p>Number of trees to transplant: 11 nos.</p> <p>Number of trees to be retained: 0</p> <p>The number of trees to be planted:</p> <p>a) In RG area: 168 nos.</p> <p>b) In Miyawaki Plantation (with the area); 200 no. of trees proposed in 50 sq.m area.</p>			RG required – 886 sq.m (8%)	Non - paved RG on mother earth – 690.61 sq. m.	Paved RG on Mother earth – 240.13 sq. m.	RG on Podium-1129.33 sq.m	Total R.G. provided – 2060.07 sq.m
RG required – 886 sq.m (8%)									
Non - paved RG on mother earth – 690.61 sq. m.									
Paved RG on Mother earth – 240.13 sq. m.									
RG on Podium-1129.33 sq.m									
Total R.G. provided – 2060.07 sq.m									

32	Power requirement	During the Operation Phase:	
		Details	TATA/ Adani
		Connected load (kW)	8210 KW
		Demand load (kW)	3628 KW
33	Energy Efficiency	a) Total Energy saving (%): 22 % b) Solar energy (%): 5%	
34	D.G. set capacity	2X450 KVA for sale bldgs, alternate power supply for rehab bldg.	
35	No. of 4-W & 2-W Parking with 25% EV	2-wheeler: 70 nos. 4-wheeler: Rehab: 93 nos, Sale: 714 nos. 25% of 4W and 2W parking will be provided with EV charging provision	
36	No. & capacity of Rainwater harvesting tanks /Pits	4 RWH tank is proposed of total capacity of 283 cum/day.	
37	Project Cost in (Cr.)	Rs. 350 Cr	
38	EMP Cost (including DMP costing)	Capital Cost- Rs. 1320 Lakhs, O&M cost - Rs. 97 Lakhs	
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	

The comparative statement showing the project details as per earlier EC and the proposed amendment & expansion is as follows:

Sr. No.	Project Details	Unit	Details		Remarks
			As per EC Received dated 25 th Jan 2016	For proposed expansion	
1	Plot area	Sq.m.	7099.06	13499.82	Plot area increased due to amalgamation of plot and as per revised LOI
2	Deduction	Sq.m.	958.7	2422.41	As per LOI (deduction for road set back)
3	Net Plot area	Sq.m.	6140.36	11077.41	Increased due to amalgamation of plot
4	FSI area	Sq.m.	26838.42	70125.80	Increased in FSI due to increase in eligibility of rehab bldg. and consequently sale bldg. and plot area and planning as per MCGM DCPR 2034

5	Non FSI area	Sq.m.	19808.02	44350.45	Corresponding increase in NON FSI due to increase in FSI area
6	Total Built up area	Sq.m.	46,646.44	114476.25	Corresponding increase in total construction area
7	Ground-coverage Area : (sqm) % on net plot	Sq.m.	3214.70 (52 %)	7318.94 (66.07%)	Ground coverage increased
8	Project Cost	Rs.	Rs. 93 Cr	Rs. 350 Cr	Increased due to proposed expansion
9	Building Configuration				
	Buildings Type	Wings	Configuration	Configuration	
	Rehab 1	--	G + 16 (PT)	G + 16 (PT)	No change, Occupied and part <u>OC received</u>
	Rehab 2	--	ST + 1-6 (Part Residential & part school) + 7 th - 16 th Residential	Gr + 1st to 23rd Upper floors + Parking Tower	Change in planning within the same EC approved footprint. 7 floors added & school reservation is shifted in rehab bldg 4- & parking Tower is added <u>Only plinth is constructed at site as per EC</u>
	Rehab 3	--	--	Gr + 1st to 23rd Upper floors + 3 Level Pit +4 level puzzle parking.	Newly proposed
	Rehab 4	--	--	Gr+1st to 7th Upper school & 8th to 21st Upper Res floors	Newly proposed
	Sale	--	Sale bldg ST + 4P + 5 (Amenity) + 6 (PT) + 7 th - 21 st + 22 (PT)	Sale bldg. Tower 1 G+1st to 4th Part Resi & Part parking + 5th part Resi & part Amenities + 6th to 23rd Upper resi floors. Tower 2 G+1st to 4th floors PO for parking + 5th floor part PO for Amenities/part Resi. +6th to 23rd	<u>Nomenclature of buildings revised</u> Sale tower 1- internal planning of podium is proposed to be changed by virtue of proposing part residential. vertical expansion of 1 upper floor proposed. <u>Plinth is constructed at site as per EC</u> <u>Sale tower 2- vertical expansion of 1 upper floor proposed. Construction done till 2nd level podium at site as per EC</u>

				Upper resi floors. Tower 3 G+1st to 4th Part Resi & Part parking + 5th part Resi & part Amenities + 6th to 23rd Upper resi floors.	Sale tower 3- internal planning of podium is proposed to be changed by virtue of proposing part residential. vertical expansion of 1 upper floor proposed. <u>No work started</u> <u>at site</u>
			Nil	Tower 4 & 6 G+1st to 4th Part Resi & Part parking + 5th part Resi & part Amenities + 6th to 23rd Upper resi floors. Tower 5 G+23 Upper resi. Floors	3 no.s of Towers newly proposed .construction not started, <u>Slums are existing</u> <u>at site</u>
10	Number of tenants and shops				
	Rehab Buildings	Residential: 170 Commercial Shops: 8 R/C: 1 Balwadi: 4 Welfare Centre: 4 Society Office:2 PAP: 131		Residential: 644 Rehab Comm: 51 R/C: 05 PAP: 42 Amenities: 12 Existing Amenity: 01 Society Office:07 Community hall:01 Religious structure:02	Eligibility increased as per revised LOI
	Sale	Residential:194		Residential: 915 Shops: 56	Increase as per revised planning
11	No. of expected Residents				
	Residential & shops		2954 nos.	Rehab: 2764 nos. School: 300 nos. Sale 4243 nos. Shops: 214 nos. Total: 7521 nos.	Population increased
12	Height of the building				
	Rehab1	--	49.90 mt.	49.90 mt.	No change
	Rehab 2	--	49.90 mt	69.90 mt	Due to vertical expansion
	Rehab 3	--	--	69.90 mt	Newly proposed
	Rehab 4	--	--	69.55 mt	Newly proposed
	Sale	Tower 1 to 6	66.60 mt	69.90 mt	Due to vertical expansion
13	Total water requirement	KLD	Domestic: 238 Flushing: 140	Domestic: 643 Flushing: 326	Increased as per proposed expansion

			Landscape: -- Total: 380	Landscape: 10 Total: 979	
14	Wastewater generation	KLD	Rehab 1: 108 Rehab 2+school: 90 Sale: 125 Total: 323	Rehab 1 & 2: 221 Rehab 3 & 4: 112 Sale: 501 Total: 834	Increased as per revised calculations
15	STP capacity	KLD	Rehab 1 & 2: 200 KLD Sale: 125 KDL Total: 325 KLD	Rehab 1 & 2: 245 KLD Rehab 3 & 4: 125 KLD Sale: 1 to 3: 295 KLD Sale tower 4 to 6: 250 KLD Total: 915 KLD	RCC is completed for STP of Rehab bldg. 1 & 2.
16	Total Solid waste generation	Kg/Day	Dry waste: 548 Wet waste: 847 Total: 1395	Dry waste: 1491 Wet waste: 2141 Total: 3632	Increased as per revised calculations
17	No. of Parking				
	4 Wheelers	Nos.	Rehab: 3 nos. Sale: 228 nos.	Rehab: 93 nos. Sale: 714 nos	Increased
	2 Wheelers	Nos.	--	Rehab: 70	Provided 2-wheeler parking for rehab bldgs
18	Green Belt Development				
	Prop. Total R.G.	Sq. m.	818.45	930.74	RG area increased due to increase in plot area
19	RWH details				
	RWH tanks	CUM	110	Rehab 1 & 2: 60 Rehab 3 & 4: 27 Sale tower 1,2,3: 98 Sale tower 1,2,3: 98 Total: 283	Increased as per calculations
20	Power Requirement				
	Connected Load	Kw	8682.97	8210	Increased as per calculations
	Maximum Demand	Kw	3564.04	3628	
	D.G. sets	KVA	Rehab: 1 x 250 1 x 100 Sale: 2 x 250	Rehab: alternate source Sale: 2 x 450	As per requirement
21	Cost for EMP				
	Capital	Rs. In Lacs	207	1320	As per requirement
	O & M	Rs. In Lacs	31.2	97	(including DMP cost)

3. The proposal has been considered by SEIAA in its 260th (Day-1) meeting held on 09.06.2023 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 submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to submit following NOCs & remarks as per amended planning:
a) Water supply; b) Sewer Connection; c) SWD NOC; d) CFO NOC; e) C & D/ SWM NOC.
3. PP to submit certified compliance report of earlier EC from Regional Office, MoEF&CC, Nagpur.
4. PP to transfer earlier EC dated:25/01/2016 in their name.
5. PP to submit revised Architect certificate mentioning that Sale Tower 2, 3 & 4 are included in approval no. SRA/ENG/1291/MW/STGL/LOI, SRA/ENG/1290/MW/STGL/LOI dated:14/06/ 2012 received from SRA on the basis of which EC was issued as Sale Tower 2, 3 & 4 were not mentioned in the configuration of earlier EC.
6. PP to reduce discharge of treated water up to 35%. PP to submit detail plan and undertaking from concerned authority/agency/third party for use of 69 kld. excess treated water.
7. PP to submit audit report of existing STP & OWC.
8. PP to submit revised STP layout showing area provided for STP & 40% open to sky area.

B. SEIAA Conditions-

1. PP has provided mandatory RG area of 930.74 m² on ground. 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- 70125.8 m², Non FSI- 44350.45 m², Total BUA-114476.25 m². (Plan approval No-SRA/ENG/3360/MW/STGL/Ap, dated- 08.08.2021)

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.



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, Navi Mumbai.
6. Commissioner, Municipal Corporation of Greater Mumbai.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

