



सत्यमेव जयते

File No: Proposal No : SIA/MH/INFRA2/556163/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated: 07/01/2026



To,

Mohammed Aahil Hilal Merchant
CRESCENT REALTORS (INDIA) PRIVATE LIMITED
Ground floor, 909, The Avenue, Navpada Road, Andheri East, Mumbai 400069, Andheri , MUMBAI,
MAHARASHTRA, 400069
architect.crescent@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Proposed Amendment & Expansion in Redevelopment of Residential Building cum shopping line on Plot Bearing C.T.S. NO. 437, 437/1 to 5, 438, 442,442/1 TO 24 & 439, 439/1 to 8 of village Oshiwara, at S.V. Road, Jogeshwari (West), Mumbai in "K/W" ward. By M/s. Crescent Realtors India Pvt. Ltd. submitted to Ministry vide proposal number SIA/MH/INFRA2/556163/2025 dated 08/11/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3803MH5502281N
(ii) File No.	Proposal No : SIA/MH/INFRA2/556163/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Proposed Amendment & Expansion in Redevelopment of Residential Building cum shopping line on Plot Bearing C.T.S. NO. 437, 437/1 to 5, 438, 442,442/1 TO 24 & 439, 439/1 to 8 of village Oshiwara, at S.V. Road, Jogeshwari (West), Mumbai in "K/W" ward. By M/s. Crescent Realtors India Pvt. Ltd.
(vii) Name of Project	CRESCENT REALTORS (INDIA) PRIVATE LIMITED
(viii) Name of Company/Organization	MUMBAI, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	

(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Plot Bearing C.T.S. NO. 437 , 437/1 to 5 , 438 , 442 , 442/1 TO 24 & 439 , 439/1 to 8

- 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.
- The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 24/12/2025. 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.
- 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).
- The SEIAA, in its meeting held on 24/12/2025, 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).
- 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. Mohammed Aahil Hilal Merchant under the provisions of EIA Notification, 2006 and as amended thereof.
- The Ministry reserves the right to stipulate additional conditions, if found necessary.
- 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.
- 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	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 the 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 the requirements of EIA notification 2006, amended from time to time.

S. No	EC Conditions
3.	PP to obtain (i) Water NOC, (ii) Sewer NOC, (iii) SWD NOC, (iv) SWM/C&D Waste NOC, (v) Revalidation of Nallah Remark. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation Certificate unless the applicant obtains all NOCs
4.	PP to obtain the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.
5.	PP to keep unobstructed space to access the adjoining nalla for its maintenance as per nalla remarks obtained from the competent authority.
6.	PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the recent Hon'ble High Court order.
7.	PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
8.	All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
9.	PP to complete the tree plantation within the site during the construction phase.
10.	PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

Annexure 2

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Non FSI Area	Non FSI Area	30802	3399	34201	sqm.	NA
FSI area	FSI area	24543	16362	40905	sqm	NA
Building Configuration	Building Configuration	0	0	0	NA	NA
TBUA	TBUA	55345	19761	75106	sqm	NA

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/556163/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Crescent Realtors India Pvt. Ltd.
909, 9th Floor, The Avenue,
International Airport Road, Marol,
Andheri (E), Mumbai – 400 069.

Subject : Environmental Clearance for Proposed Amendment & Expansion in Redevelopment of Residential Building cum shopping line on Plot Bearing C.T.S. NO. 437, 437/1 to 5, 438, 442,442/1 TO 24 & 439, 439/1 to 8 of village Oshiwara, at S.V. Road, Jogeshwari (West), Mumbai in “K/W” ward. By M/s. Crescent Realtors India Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/556163/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 259th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 316th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th December, 2025.

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

Sr. No.	Description	Details	
2	Proposal Number	SIA/MH/INFRA2/556163/2025	
3	Name of Project	Proposed Amendment & Expansion in Redevelopment of Residential Building cum shopping line, CBD development under 33(19) on amalgamated Plots bearing C.T.S. Nos. 437, 437 /1 to 5, 438, 442, 442 /1 to 24 and 439, 439 /1 to 8, of village Oshiwara located on S.V. Road, Jogeshwari-(W), Mumbai.-400102.	
4	Project category	8a, (B2)	
5	Type of Institution	Private	
6	Project Proponent	Name	M/s. Crescent Realtors India Pvt. Ltd.
		Regd. Office address	909, 9th Floor, The Avenue, International Airport Road, Marol, Andheri (E), Mumbai – 400 069.
		Contact number	9004493906
		e-mail	architect.crescent@gmail.com
7	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA 0355 Validity: 19.06.2027	
8	Applied for	Expansion	

Sr. No.	Description	Details					
9	Location of the project	Plot Bearing C.T.S. NO. 437, 437/1 to 5, 438, 442,442/1 TO 24 & 439, 439/1 to 8 of village Oshiwara, at S.V. Road, Jogeshwari (West), Mumbai in "K/W" ward					
10	Latitude and Longitude	Latitude: 19° 8'47.28"N Longitude: 72°50'33.56"E					
11	Plot Area (sq.m.)	6,060.00					
12	Deductions (sq.m.)	827.55					
13	Net Plot area (sq.m.)	5232.45					
14	Ground coverage (m2) & %	3273.41					
15	FSI Area (sq.m.)	40,905.00					
16	Non-FSI (sq.m.)	34,201.00					
17	Proposed built-up area (FSI + non-FSI) (sq.m.)	75,106.00					
18	FSI area (m2) approved by Planning Authority till date	As per the Concession plan received from BMC vide letter no. CHE/WS/1971/K/337(NEW) dated 29.10.2025, the TBUA is 75,106.00 sq. m					
19	Earlier EC details with Total Construction area, if any.	EC Received vide Letter No. SIA/MH/INFRA2/453295/2023 Dated 10.09.2024 for plot area 6,060.00 sq. m and TBUA 53,345 sq. m					
20	Construction completed as per earlier EC/ without EC (FSI + Non FSI) (sq.m.)	Construction not initiated.					
21	Previous EC / Existing Building	Proposed Configuration	Reason for Modification / Change				
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Residential cum Commercial Building (Wing A, B & C)	Wing A & B having common ground floor and 1st floor part for commercial (designated commercial area as wing C) and part for horizontal car parking + 2nd to 5th podium floors + 6th E deck floor + 7th to 31st upper residential floors	105.40	-	-	-	Deleted, change in building plan
	Wing D	Ground floor + 1st floor (amenities/Rehab Balwadi) + 2nd and 3rd upper commercial floors (3rd part floors)	14.90	-	-	-	Deleted, change in building plan
	-	-	-	Wing A	Basement + Ground floor + 1st floor + 2nd part podium for car parking and Balwadi + 3rd to 7th podium floor + 8th part podium + 9th to 33rd upper commercial floor.	116.25	Newly proposed as per revised planning

Sr. No.	Description	Details				
			Wing B	Part Basement +69.75 Ground floor + 1st floor for commercial user + 2nd floor society office, fitness center & meter panel + 3rd to 21st upper residential floors		
22	No. of Tenements & Shops	Resi.:79 Nos.; Shops: 24; Office: 585; Fitness Center: Balwadi School: 1 No & Restaurant: 1 No.				
23	Total Population	5108 nos.				
24	Total Water Requirements CMD	246 KLD				
25	Under Ground Tank (UGT) location	Basement				
26	Source of water	MCGM				
27	Sewage Generation CMD & % of sewage discharge in sewer line	217 KLD & 35 % of sewage to be discharged in sewer line				
28	STP Capacity & Technology	240 KLD & MBBR Technology with 41 % ventilation cut out				
29	STP Location	Basement				
30	Solid Waste Management during Construction Phase	Type	Quantity	Treatment / disposal		
		Dry waste	30 kg/day	Will be handed over to a recycler		
		Wet waste	20 kg/day	Handed over to Municipal waste collector		
		Construction waste				
		Top soil	655 cum	Being used for landscaping		
		Existing Demolition Waste	465 cum	We will use the 200 cum quantity in internal plot & road development.		
		Excavation Waste	12540	We will use the 2500 cum quantity in internal plot & road development.		
		Empty cement bags	8195	To be handed over to local recyclers		
		Steel	1MT	To be handed over to local recyclers		
		Aggregates	5 MT	To be used as a layer for internal roads and building boundary wall.		
		Broken Tiles	345 sqm.	Waste tiles to be used as china mosaic for terraces.		
		Empty Paint Cans (20 litre/ can)	205 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	Treatment / disposal		
		Dry waste	797 Kg/d	Composting by OWC - manure produced will be used at a site for landscaping, 1 no of OWC of 800 KG/Day is		

Sr. No.	Description	Details		
				proposed
		Wet waste	461 Kg/d	Will be handed over to a recycler
		E-Waste	2111 kg/yr	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	11 Kg/day	Dry sewage sludge will be used as manure for gardening.
32	R.G. Area in sq.m.	RG required:1046.49 sq. m RG provided on mother earth: 1047.23 sq. m Additional RG on podium: 530.81 sq. m Existing trees on plot: 29 nos. trees required as per MoEF : 65 Nos. Number of trees to be cut: 12 nos. Number of trees to be transplanted: 06 nos. Number of trees to be retained: 11 nos. Number of trees to be planted against trees to be cut: 524 nos. Number of trees to be planted: a) In RG area: 65 nos. (11 nos. – retained & 54 nos. Newly planted) b) In Miyawaki Plantation (with area): 131 sq. m. 524 nos. trees + 131 shrubs Total Nos. of trees after development: 589 nos. of trees + 131 shrubs		
33	Power requirement	During Operation Phase: Connected load (kW) 8214 kW Demand load (kW) 3565 kW		
34	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%		
35	D.G. set capacity	1 x 900 kVA		
36	No. of 4-W & 2-W Parking with 25% EV	4-W: 607 nos. & 2-W: 173 Nos. with 25% EV Transport Parking: 6 Nos.		
37	No. & capacity of Rainwater harvesting tanks /Pits	2 RWH tanks is proposed which is having a total capacity of 125 cu.m. (108 cu.m. + 17 cu.m.)		
38	Project Cost in (Cr.)	Rs. 475 Cr.		
39	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 44.9L 2. O& M Cost: Rs. 48.8L/Year	b) Operation Phase: 1. Capital Cost: 718.96 Lakh Rs. 2. O& M Cost: 66.21 lakhs Rs/year	
40	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.		
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA		

The comparative statement of earlier EC and proposed amendment/ expansion as given by PP is as below,

Sr. No.	Project Details	Unit	Details		
			As per EC Received	For proposed	Remarks

			Dtd. 10.09.2024	Amendment	
1	Plot area	Sq.m.	6060	6060	No change
2	Net Plot area	Sq.m.	5137.18	5232.45	As per municipal approval
3	FSI area	Sq.m.	24543	40905	There is increase in FSI by 16,362 sq. m. due to change scheme, (CBD 33- 19)
4	Non FSI area	Sq.m.	30802	34,201.00	There is increase in Non-FSI by 3399 sq. m. due to change scheme, (CBD 33- 19)
5	Total Built up area (Construction area)	Sq.m.	55345	75106	There is increase in TCA by 19761 sq. m. due to change scheme, (CBD 33- 19)
6	Ground-coverage Area : (sqm) % on net plot	Sq.m.	3729.57	3273.41	As per revised plan
7	Project Cost	Rs.	275 Cr.	425 Cr.	Increase in construction Area & Change in type of Users
8	Building Configuration				
	Buildings / Wings	Configuration	Configuration	Reason for Modification / Change	
	Residential cum Commercial Building (Wing A, B & C)	Wing A & B having common ground floor and 1st floor part for commercial (designated commercial area as wing C) and part for horizontal car parking + 2nd to 5th podium floors + 6th E deck floor + 7th to 31st upper residential floors		Deleted, change in building plan	
	Wing D	Ground floor + 1 st floor (amenities/Rehab Balwadi) + 2nd and 3rd upper commercial floors (3rd part floors)		deleted	
			Wing A- Basement + Ground floor + 1st floor + 2nd part podium for car parking and Balwadi + 3rd to 7th podium floor + 8th part podium + 9th to 33rd upper commercial floor	Newly proposed as per revised planning	
			Wing B- Part Basement + Ground floor + 1st floor for commercial user		

				+ 2nd floor society office, fitness center & meter panel + 3rd to 21st upper residential floors	
9	Number of tenants and shops				
	Residential Tenements	Nos	392	79	As per revised planning
	Commercial	Nos	Shops: 31 Offices: 07	Shops: 24 nos + Offices: 585 nos + Balwadi, Post office 1 No. Restaurant 1 No.	As per revised planning
10	No. of expected Residents				
	Residential	Nos	1748	433	Increase in Population due to propose amendment/ expansion
	Commercial	Nos	293	4675	
	Total	Nos	2041	5108	
11	Height of the building				
	(Wing A, B & C)		105.40 m.	--	deleted
	Wing D		14.90 m.	--	deleted
	Wing A		-	116.25	Newly proposed
	Wing B		-	69.75	Newly proposed
12	Total water requirement	KLD	258	246	Total water requirement decreased by 12 KLD mainly because commercial component increase and residential component decrease
13	Wastewater generation	KLD	224	217	Total Wastewater generation decreased by 7 KLD
14	STP capacity	KLD	245	240	Decrease in STP capacity by 05 KLD
15	Total Solid waste generation	Kg/Day	945	1258	Total Solid waste generation increased by 313 KG/Day due to population increase
16	No. of Parking				
	4 Wheelers	Nos.	359	607	As per revised planning
	2 Wheelers	Nos.	225	173	
17	Green Belt Development				
	Prop. Total R.G.	Sq.m.	1027.74	1047.23	change in R.G. area
18	Power Requirement				
	Connected Load	Kw	5372	8214	As per requirement
	Maximum Demand	Kw	1965	3565	
	D.G. sets	KVA	631 KVA	900 KVA	
19	Cost for EMP				
	Capital	Rs. In	663 Lakhs	718.96 Lakhs	As per proposed

	Lacs			planning
O & M	Rs. In Lacs	61.8 Lakhs	66.21 Lakhs	

3. PP had obtained earlier EC vide Letter No. SIA/MH/INFRA2/453295/2023 dated 10.09.2024 for total BUA of 53,345 m2. Proposal has been considered by SEIAA in its 316th (Day-3) meeting held on 24th December, 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) Water NOC, (ii) Sewer NOC, (iii) SWD NOC, (iv) SWM/C&D Waste NOC, (v) Revalidation of Nallah Remark. PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation Certificate unless the applicant obtains all NOCs.
4. PP to obtain the Certified Compliance Report of the earlier EC from the Integrated Regional Office of MoEF&CC, Nagpur.
5. PP to keep unobstructed space to access the adjoining nalla for its maintenance as per nalla remarks obtained from the competent authority.
6. PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per the recent Hon'ble High Court order.
7. PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
8. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
9. PP to complete the tree plantation within the site during the construction phase.
10. PP to dispose of 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 1027.44m2 on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to revalidation of Nallah Remark from competent authority before commencement certificate.
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. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.

6. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation.
7. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
8. SEIAA after deliberation decided to grant EC for-FSI 40,905.00 m², Non FSI- 34,201.00 m², total BUA 75,106.00 m². (Plan approval No. CHE/WS/1971/K/337(NEW), dated 29.10.2025).

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 (IAS)
(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.



