



सत्यमेव जयते

File No: SIA/MH/INFRA2/485345/2025

Government of India

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



Date 08/01/2026



To,

Rushi Yogesh Mehta
NEELYOG VENTURES LLP
1037, Hubtown Solaris, 10th floor, N.S. Phadke Marg, Andheri(East), Mumbai-400069, MUMBAI
SUBURBAN, MAHARASHTRA, 400069
rajendra.mistry@neelyog.com

Subject:

Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/485345/2025 dated 08/08/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3813MH5217973N
(ii) File No.	SIA/MH/INFRA2/485345/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed S.R. scheme on plot pocket A bearing C.T.S. no.193(PT),193A(PT) of village Ghatkopar & 351(PT) of village Ghatkopar-Kirol, plot pocket B bearing C.T.S. no. 193A(PT),194(PT) of vil. Ghatkopar & Slum & Non-Slum MHADA plot pocket C bearing C.T.S no.194A/9/1(PT),194 A/9/2(PT),194 A/9/5,194 A/9/8(PT),194 A/9/9(PT),194 A/9/11(PT),&233(PT) of vil. Ghatkopar, at Pantnagar Ghatkopar(E) and CTS no.1(PT) of vil. Vikhroli, Mumbai suburban dist. by M/s. Neelyog Ventures LLP
(vii) Name of Project	NEELYOG VENTURES LLP
(viii) Name of Company/Organization	NEELYOG VENTURES LLP

(ix) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on . The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in orm-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 , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Rushi Yogesh Mehta under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance 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. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities

should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

(g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. This issues with the approval of the Competent Authority

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Condition

S. No	EC Conditions		
1.1	<table border="1"> <thead> <tr> <th data-bbox="379 734 491 779">Sr. No.</th> <th data-bbox="491 734 1458 779">Conditions</th> </tr> </thead> </table>	Sr. No.	Conditions
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	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 1. Sewer Remarks (Only S.O. Remarks obtained for building 6, SP remarks required to be obtained and Sewer NOC for layout required to be obtained) 2. Nalla Remarks (Application done dated 17/07/2024) 3. SWD Remarks 4. Tree NOC (Application for Tree NOC for entire project done dated 21/02/2025) 5. CFO NOC not obtained for- MHADA share Building 1, Rehab Building 2, Sale Building 7, Composite Building 8, Rehab Building 9, Sale Building 11 and Sale Building 12 6. SWM Debris NOC The planning authority shall not issue commencement certificate unless PP obtains all NOCs.	
	4.	PP to ensure adequate parking in all pockets for sale/Rehab are provided in the proposed project.	
	5.	PP to provide separate infrastructure in all pockets like RG, STP, OWC, Parking etc.	
	6.	The construction and demolition waste shall be handled and disposed scientifically at appropriate site approved by the competent authority.	
	7.	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	
	8.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity.	
9.	PP to complete tree plantation within the site during construction phase.		
10.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended		

S. No	EC Conditions
	from time to time.

Annexure 2

Details of the Project

S. No.	Particulars	Details	
a.	Details of the Project	Proposed S.R. scheme on plot pocket A bearing C.T.S. no.193(PT),193A(PT) of village Ghatkopar & 351(PT) of village Ghatkopar-Kirol, plot pocket B bearing C.T.S. no. 193A(PT),194(PT) of vil. Ghatkopar & Slum & Non-Slum MHADA plot pocket C bearing C.T.S no.194A/9/1(PT),194 A/9/2(PT),194 A/9/5,194 A/9/8(PT),194 A/9/9(PT),194 A/9/11(PT),&233(PT) of vil. Ghatkopar, at Pantnagar Ghatkopar(E) and CTS no.1(PT) of vil. Vikhroli, Mumbai suburban dist. by M/s. Neelyog Ventures LLP	
b.	Latitude and Longitude of the project site	19.08109268642495,72.91216085731351 19.08382143729539,72.91487178656006	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	5.5049
		Forest Land (B)	0
		Total Land (A+B)	5.5049
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	135000	
g.	EMP Cost (in lacs)	2950.87	
h.	Employment Details		

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/485345/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Neelyog Ventures LLP
1037, HubTown Solaris, 10th floor, N.S Phadke Marg, Andheri (East), Mumbai 400 069

Subject : Environment clearance for Proposed S.R. scheme on plot pocket A bearing C.T.S. no.193(PT),193A(PT) of village Ghatkopar & 351(PT) of village Ghatkopar-Kirol, plot pocket B bearing C.T.S. no. 193A(PT),194(PT) of vil. Ghatkopar & Slum & Non-Slum MHADA plot pocket C bearing C.T.S no.194A/9/1(PT),194 A/9/2(PT),194 A/9/5,194 A/9/8(PT),194 A/9/9(PT),194 A/9/11(PT),&233(PT) of vil. Ghatkopar, at Pantnagar Ghatkopar(E) and CTS no.1(PT) of vil. Vikhroli, Mumbai suburban dist. by M/s. Neelyog Ventures LLP

Reference : Application no. SIA/MH/INFRA2/485345/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 250th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 316th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23rd December, 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	Yes
2	Proposal Number	SIA/MH/INFRA2/485345/2024

3	Name of Project	Proposed S.R. scheme on plot pocket A bearing C.T.S. no.193(PT),193A(PT) of village Ghatkopar & 351(PT) of village Ghatkopar-Kirol, plot pocket B bearing C.T.S. no. 193A(PT),194(PT) of vil. Ghatkopar & Slum & Non-Slum MHADA plot pocket C bearing C.T.S no.194A/9/1(PT),194 A/9/2(PT),194 A/9/5,194 A/9/8(PT),194 A/9/9(PT),194 A/9/11(PT),&233(PT) of vil. Ghatkopar, at Pantnagar Ghatkopar(E) and CTS no.1(PT) of vil. Vikhroli, Mumbai suburban dist. by M/s. Neelyog Ventures LLP	
4	Project category	8(b) BI	
5	Type of Institution	Private	
6	Project PropONENT	Name	Mr. Rushi Yogesh Mehta
		Regd. Office address	1037, HubTown Solaris, 10th floor, N.S Phadke Marg, Andheri (East), Mumba 400 069.
		Contact number	9821111884
		e-mail	rushi.mehta@neelyog.com
7	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA01355 Validity: 19.06.2027	
8	Applied for	New	
9	Location of the project	Plot pocket A bearing C.T.S. no.193(PT),193A(PT) of village Ghatkopar & 351(PT) of village Ghatkopar-Kirol, plot pocket B bearing C.T.S. no. 193A(PT),194(PT) of vil. Ghatkopar & Slum & Non-Slum MHADA plot pocket C bearing C.T.S no.194A/9/1(PT),194 A/9/2(PT),194 A/9/5,194 A/9/8(PT),194 A/9/9(PT),194 A/9/11(PT),&233(PT) of vil. Ghatkopar, at Pantnagar Ghatkopar(E) and CTS no.1(PT) of vil. Vikhroli, Mumbai suburban Dist.	
10	Latitude and Longitude	Pocket A: 19°4'56.88"N, 72°54'49.00"E Pocket B: 19° 5'7.07"N, 72°54'58.25"E Pocket C: 19° 4'58.67"N, 72°54'59.28"E	
11	Plot Area (Sq.m.)	55,049.60 sq.m.	
12	Deductions (Sq.m.)	13,568.19 sq.m.	
13	Net Plot area (Sq.m.)	41,481.41 sq.m.	
14	Ground coverage (m ²) & %	16,786.66 Sq m (40.46% of Net Plot area)	
15	FSI Area (Sq.m.)	2,13,327.08 sq.m.	
16	Non-FSI (Sq.m.)	1,21,005.05 sq.m.	
17	Proposed built-up area (FSI + Non FSI) (Sq.m.)	3,34,332.13 sq.m.	
18	FSI area (m ²) approved by Planning Authority till date	Total FSI area approved as per layout approval dated 13/09/2024 including fungible area- 2,16,002.60 sq.m.	
19	Earlier EC details with Total Construction area, if any.	NA	

20	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			NA			
21	Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	-	-	-	MHADA share Building 1	Basement + Gr./St. + 1st to 21st floors	64.45	
	-	-	-	Rehab Building 2	Basement + Gr./St. + 1st to 21st floors	64.45	
	-	-	-	Rehab Building 3	Basement + Gr./St. + 1st to 21st floors	64.45	
	-	-	-	Rehab Building 4	Basement + Gr./St. + 1st to 21st floors	64.45	
	-	-	-	Rehab Building 5	Basement + Gr./St. + 1st to 16th floors	50.30	
	-	-	-	Sale Building 6	Basement + Gr./St. + 1st to 4th floor for Mechanical Parking (PT) & Comm. (PT) + 5th to 15th Comm. floors	50.85	
	-	-	-	Sale Building 7	2 Basement + Gr./St. + 1 st to 13 th Floors	45.95	
	-	-	-	Composite Building 8 Wing A (Transit)	Basement + Gr./St. + 1st to 16th floors	50.30	
	-	-	-	Composite Building 8 Wing B (Rehab)	Basement + Gr./St. + 1st to 16th floors	50.30	
	-	-	-	Rehab Building 9	Basement + Gr./St. + 1st to 16th floors	50.30	
-	-	-	Transit Building 10 (Wing A,B,C,D)	Basement + Gr.(pt) St. (pt)+1 st to 21 st floors	65.95		
-	-	-	Sale Building 11	3 Basements + Gr./St. + 1st part	65.50		

				(Wing A,B,C)	Podium + part Resi + part Comm. + 2nd to 21st Floors		
	-		-	Sale Building 12 (Wing A to K)	3 Basements + Gr./St. + 1st to 16th Floors	49.60	
	-		-	Sale Building 13	Gr. + 2 nd Floors	10.05	
22	No. of Tenements & Shops			Rehab Res.: 1409 Rehab Comm.: 311, Rehab R/C: 08, Balwadi: 07, Welfare Centre: 07, society Office: 15, Skill Development Centre: 07, Library: 07, Community Hall: 01, Sale fitness Centre: 09, Sale Res.: 1124, Sale Clinic: 08, Sale Comm.: 453, MHADA share Res.: 408, Existing MHADA Res.: 496, Existing MHADA Comm.: 04, Sale Office: 297, Sale Society Office: 06			
23	Total Population			Residential- 15096 nos. Commercial- 6698 nos. Total- 21794 nos.			
24	Total Water Requirements CMD			Domestic: 1526-KLD Flushing: 813-KLD Landscaping: 29 KLD Total: 2368 KLD			
25	Under Ground Tank (UGT) location			Basement			
26	Source of water			Brihanmumbai Municipal Corporation			
27	STP Capacity & Technology			Pocket A Total Capacity: 705 KLD Pocket A Total Capacity: 610 KLD Pocket C Total Capacity: 1150 KLD Total STP Capacity (Pocket A + B + C) = 2465 KLD Technology- MBBR			
28	STP Location			Basement and open to sky			
29	Sewage Generation KLD % of sewage discharge in the sewer line			2187 KLD, 40 % discharge in sewer line			
30	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	20 kg/day	Will be handed over to a recycler	
				Wet waste	30 kg/day	Handed over to municipal waste collector	
				Construction Waste	Top Soil	-	SRA plot
Demolition waste	14200 cum	1200 cum salvageable material will be taken by the slum dwellers.					

					There will be transportation of 13000 cum. Outside of the plot as per the SWM NOC which will be obtained at appropriate time.
			Excavation quantity	1,26,550	20000 cum quantity will be used in internal plot works & road development & remaining debris NOC will be obtained in due course.
			Empty Cement Bags	20060	To be handed over to local recyclers
			Steel	33 MT	To be handed over to local recyclers
			Aggregates	135 MT	To be used as a layer for internal roads and building boundary wall.
			Broken Tiles	8360 sq.m.	Waste tiles to be used as china mosaic for terraces.
			Empty Paint Cans (20 litre can)	5015 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	4191 kg/day	Will be handed over to a recycler	
		Wet waste	5031 kg/day	Composting by OWC-manure produced will	

				be used at a site for landscaping,						
		E-Waste	14246 kg/year	Will be collected and sent to MPCB authorized recyclers.						
		STP Sludge (dry)	109 kg/day	Dry sewage sludge will be used as manure for gardening.						
32	R.G. Area in sq.m.	<p>RG required- 3691.72 Sq. m (8% of Net slum Plot & 10% of net non-slum plot)</p> <p>R.G. provided on mother earth: 3881 Sq. m</p> <p>Total: 3881 sq.m.</p> <p>Additional R.G. on Podium- 577 sq.m.</p> <p>Existing Trees on plot: 270 nos. (Pocket A + B + C)</p> <p>Number of trees to be cut: 121 nos. (Pocket A + B + C)</p> <p>Number of trees to be transplanted: 78 nos. (Pocket A + B + C)</p> <p>Number of trees to be retained: 71 nos. (Pocket A + B + C)</p> <p>Number of trees to be planted:</p> <p>a) In RG area: 415 nos. (In RG and along plot boundary)</p> <p>b) In Miyawaki Plantation (Pocket A-60 sq.m.; Pocket B- 50 sq.m.; Pocket C- 155 Sq.m.; Total: 265 sq.m.): 795 nos trees and 265 nos. shrubs</p> <p>Total Nos. of trees after development (Proposed in RG + Miyawaki + Retained): 415 + 795 + 71 nos. = 1281 nos. trees & 412 nos. Shrubs</p>								
33	Power requirement	<p>During Operation Phase:</p> <table border="1"> <thead> <tr> <th colspan="2">Details</th> </tr> </thead> <tbody> <tr> <td>Connected load (kW)</td> <td>65201 KW</td> </tr> <tr> <td>Demand load (kW)</td> <td>17704 KW</td> </tr> </tbody> </table>			Details		Connected load (kW)	65201 KW	Demand load (kW)	17704 KW
Details										
Connected load (kW)	65201 KW									
Demand load (kW)	17704 KW									
34	Energy Efficiency	<p>a) Total Energy saving (%): 21%</p> <p>b) Solar energy (%): 5%</p>								
35	D.G. set capacity	<p>Pocket A: 1 X 160 KVA, 1 X 140 KVA, 1 X 125 KVA, 1 X 200 KVA, 1 X 200 KVA, 1 X 400 KVA, 1 X 40 KVA</p> <p>Pocket B: 2 X 300 KVA, 1 X 225 KVA</p> <p>Pocket C: 1 X 990 KVA, 1 X 600 KVA, 1 X 300 KVA</p>								
36	No. of 4-W & 2-W Parking with 25% EV	<p>Total Parking:</p> <p>4W Proposed: 2047 Nos.,</p> <p>2W: 407 Nos</p> <p>25% of parking will be equipped with EV charging points</p>								
37	No. & capacity of Rain water harvesting tanks /Pits	<p>13 nos., 800 cu.m.</p>								
38	Project Cost in (Cr.)	<p>Rs. 1350 Cr.</p>								

39	EMP Cost	a) Construction Phase: 1. Capital Cost: Rs. 102.67 Lakhs 2. O & M Cost: Rs. 132.77 Lakhs b) Operation Phase: 1. Capital Cost: Rs.2950.87 Lakhs (Including DMP) 2. O & M Cost: Rs. 330.98 Lakhs (Including DMP)
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.	

3. Proposal has been considered by SEIAA in its 316th (Day-2) meeting held on 23rd 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
 - a. Sewer Remarks (Only S.O. Remarks obtained for building 6, SP remarks required to be obtained and Sewer NOC for layout required to be obtained)
 - b. Nalla Remarks (Application done dated 17/07/2024)
 - c. SWD Remarks
 - d. Tree NOC (Application for Tree NOC for entire project done dated 21/02/2025)
 - e. CFO NOC not obtained for- MHADA share Building 1, Rehab Building 2, Sale Building 7, Composite Building 8, Rehab Building 9, Sale Building 11 and Sale Building 12
 - f. SWM Debris NOC
 - g. The planning authority shall not issue commencement certificate unless PP obtains all NOCs.
4. PP to ensure adequate parking in all pockets for sale/Rehab are provided in the proposed project.
5. PP to provide separate infrastructure in all pockets like RG, STP, OWC, Parking etc.
6. The construction and demolition waste shall be handled and disposed scientifically at appropriate site approved by the competent authority.
7. 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
8. All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity.
9. PP to complete tree plantation within the site during construction phase.
10. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 3691.72m² on mother earth without any construction. 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. 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. 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 after deliberation decided to grant EC for- FSI area of 2,13,327.08 m², Non FSI area of 1,21,005.05 m² and total BUA of 3,34,332.13 m². (Plan approval No-N/MHADA & STGOVT/0001/20210101/LAY, dated-13/09/2024) (FSI restricted as per approval and non FSI as per appraisal)

General Conditions:

a) Construction Phase:-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.

- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done.

Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.

- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- 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, Brihanmumbai Municipal Corporation, Mumbai (BMC).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.