



File No: SIA/MH/INFRA2/563816/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Dated: 22/05/2026



To,

KEYSTONE REALTORS LIMITED
KEYSTONE REALTORS LIMITED
702, Natraj, M.V. Road , Western Express Highway, Andheri (E), Mumbai- 400069, MUMBAI
SUBURBAN, MAHARASHTRA, 400069
liaison@rustomjee.com

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

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Amendment in EC for the proposed redevelopment scheme is under 33(10) & Regulation (17) of DCPR 2034 on Non slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for "Shri Sai Shraddha-A SRA CHS (Prop.)" proposed by M/s. Keystone Realtors Ltd submitted to Ministry vide proposal number SIA/MH/INFRA2/563816/2025 dated 31/12/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3803MH5285445N
(ii) File No.	SIA/MH/INFRA2/563816/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Amendment in EC for the proposed redevelopment scheme is under 33(10) & Regulation (17) of DCPR 2034 on Non slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for "Shri Sai Shraddha-A SRA CHS (Prop.)" proposed by M/s. Keystone Realtors Ltd
(vi) Name of Project	

(vii) Name of Company/Organization	KEYSTONE REALTORS LIMITED
(viii) Location of Project (District, State)	MUMBAI SUBURBAN, MAHARASHTRA
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	no

Plot/Survey Khasra Nos.: Non slum plot bearing CTS No.1214/6 (Pt.) , & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.) , 1378/27 to 38 of Village Malad (S) , Taluka Malad , Mumbai Suburban District

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) were submitted to the Ministry for an appraisal by the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEIAA) in the Ministry under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) Appraisal Committee of SEIAA in the meeting held on 13/05/2026. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and byproducts and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on 13/05/2026, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
7. The SEIAA has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee hereby decided to grant EC for instant proposal of M/s. KEYSTONE REALTORS LIMITED under the provisions of EIA Notification, 2006 and as amended thereof.
8. The Ministry reserves the right to stipulate additional conditions, if found necessary.
9. The EC to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Condition

S. No	EC Conditions	
1.1	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

S. No	EC Conditions
	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.
3.	PP to obtain (i) Revised Water NOC, (ii) Revised SWD NOC, (iii) Revised Sewer NOC. 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 relocate transformer proposed over STP.
5.	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.
6.	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.
7.	PP to complete the tree plantation within the site during the construction phase.
8.	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
Total Construction BUA	Total Construction BUA	59733.47	-7831.06	51902.41	sq.m-	

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/563816/2025
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Keystone Realtors Ltd
slum plot bearing CTS No. 1378 (pt.),
1378/27 to 38 of Village Malad (S),
Taluka Malad, Mumbai

Subject : Amendment in EC for the proposed redevelopment scheme is under 33(10) & Regulation (17) of DCPR 2034 on Non slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for "Shri Sai Shraddha-A SRA CHS (Prop.)" proposed by M/s. Keystone Realtors Ltd

Reference : Application no. SIA/MH/INFRA2/563816/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-III in its 263rd meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 338th (Part-B) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 13th May, 2026.

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

Sr No.	Description	Details
1	Proposal Number	SIA/MH/INFRA2/563816/2025
2	Name of Project	Amendment in EC for the Proposed Scheme under 33(10) & Regulation (17) of DCPR 2034 on Slum-Non slum plot bearing CTS No.1214/6 (Pt.), & 1214/7 of Village Malad (S) for Shri. Sai Shraddha SRA CHS (Prop.) and slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District, for "Shri Sai Shraddha-A SRA CHS (Prop.)" proposed by <i>M/s. Keystone Realtors Ltd</i>

3	Project category			Category 8a (B2)			
4	Type of Institution			Private			
5	Project Proponent			Name	Mr. Shovir Irani		
				Regd. Office address	of M/s Keystone Realtors Ltd. 702, Natraj, M.V. Road, Western Express Highway, Andheri (E), Mumbai- 400069		
				Contact number	9820324571		
				e-mail	liaison@rustomjee.com		
6	Consultant			Name: Enviro Analysts and engineers Private Limited NABET Accreditation number: NABET/EIA/24-27/RA 0355 Validity: 19 June 2027			
7	Applied for			Brownfield			
8	Location of the project			Slum-Non Slum CTS No.1214/6 (Pt.), & 1214/7 & slum plot bearing CTS No. 1378 (pt.), 1378/27 to 38 of Village Malad (S), Taluka Malad, Mumbai Suburban District			
9	Latitude and Longitude			Latitude: 19 ⁰ 10' 25.69" N Longitude: 72 ⁰ 50'34.38" E			
10	Plot Area (Sq.m.)			5217.54 sq.m			
11	Deductions (Sq.m.)			1788.45 sq.m + Carved out area: 50 sq.m = 1838.45 sq.m			
12	Net Plot area (Sq.m.)			3379.09 sq.m			
13	Ground coverage (m2) & %			1464.46 (43.33%)			
14	FSI Area (Sq.m.)			30730.19 sq. m.			
15	Non-FSI (Sq.m.)			21172.22 sq. m.			
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)			51902.41 sq. m.			
17	TBUA (m ²) approved by Planning Authority till date			• LOI received vide letter no. P-S/PVT/0084/20190903/C-1 dated 4.7.2022 • IOA received vide letter no. P-S/PVT/0084/20190903/C-1 dated 19.7.2022			
18	Earlier EC details with Total Construction area, if any.			Earlier EC obtained vide letter no. EC23B038MH120342 dated 23/02/2023 for Total BUA 29493.26 sq. m. (FSI: 16109.68 sq. m. + Non-FSI: 13383.58 sq. m.)			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			-			
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Composite site Bldg.	Basement + Gr. + 1st To 40th	119.75	Composite Bldg. no- 1 (Rehab +	Basement + Gr. + 1st To 40th Upper	119.75	No change in Configuration, Tenement

	no- 1 (Rehab + PTC+ Sale)	Upper Residentia 1 Floor		PTC+ Sale) (Wing A & B)	Residential Floor		change as per revised planning
	Sale Bldg no - 2	Basement + Gr. + 1ST To 57th Upper Residentia 1 Floor	169. 25	Sale Bldg. no. 2 (Residential)	Basement + Gr. + 1 st To 49 th Upper Floor (Residential)	155. 60	Height decreased by 13.65 m
21	No. of Tenements & Shops		<u>Total 607 Nos of flats & 15 shops</u> Composite Building PTC- Residential 180, Amenity -6 Sale- Residential-43 PAP- Residential-226 Comm shops-15 Madarasa: 1, Temple-1 Balwadi-1 Welfare- 1 Society office-2 Skill development center-1 Library-1 Sale Building Residential: 158 Society Office: 1				
22	Total Population		2753 nos.				
23	Total Water Requirements CMD		Total Water Requirement: 361 KLD Domestic: 240 KLD Flushing: 120 KLD, Gardening: 1 KLD				
24	Under Ground Tank (UGT) location		1 st Basement level				
25	Source of water		MCGM				
26	STP Capacity & Technology		2 STP of capacity 235 KLD & 110 KLD with MBBR Technology				
27	STP Location		Basement level				
28	Sewage Generation CMD & % of sewage discharge in the sewer line		312 KLD, 35% of sewage discharge in the sewer line.				
29	Solid Waste Management during Construction Phase		Type	Quantity (Kg/d)	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	—	Since this is an SRA Project, hence there is no Top Soil.
		Debris	3550	Cum We will reuse part of debris for internal plot & road development & remaining debris NOC will be obtained subsequently.
		Empty cement bags	35840	Nos. To be handed over to local recyclers
		Steel	6	MT To be handed over to local recyclers
		Aggregates	25	MT To be used as a layer for internal roads and building boundary wall.
		Broken Tiles	8715	sqm Waste tiles to be used for skirting. Broken pieces to be used for china mosaic water proofing terrace
		Empty Paint Cans (20 litre/ can)	3500	nos To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity	Treatment / disposal
		Dry waste (Kg/d)	546	Will be handed over to a recycler
		Wet waste (Kg/d)	818	Composting by OWC- manure produced will be used at a site for landscaping.
		E-Waste (Kg/Y)	1133	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry) (Kg/d)	16	Dry sewage sludge will be used as manure for gardening.

31	R.G. Area in sq.m.	RG required – 167.23 sq. m		
		RG provided on Mother earth –167.95 sq.m.		
		RG provided on the Podium - ---		
		Total –167.95 sq.m.		
		Existing trees on the plot: 25 no.		
		Number of trees to be planted: 322 (298 +24)		
		a) In RG area: 298 nos. (In RG & PG area)		
		b) In Miyawaki Plantation (with area); 24 (8 sq. m)		
		Number of trees to be cut: 5 no.		
		Number of trees to be transplanted: 8 no.		
32	Power requirement	During Operation Phase:		
		Details		
		Source	Adani Electricity	
		Connected load (kW)	8824	
		Demand load (kW)	2450	
33	Energy Efficiency		Composite Bldg.	Sale Building
		a) Total Energy saving (%)	19	17
		b) Solar energy (%)	8.5	7.6
34	D.G. set capacity	1× 650 KVA, 1x400 KVA		
35	No. of 4-W & 2-W Parking with 25% EV	4 Wheelers – 248 Nos 2-Wheeler – 8 nos		
36	No. & capacity of Rain water harvesting tanks /Pits	RWH Tank- Composite Bldg.: 1X40 Cum & RWH Tank- Sale Bldg.: 1X30 Cum		
37	Project Cost in (Cr.)	Rs. 165.35 Crores		
38	EMP Cost (Including DMP Cost)	Capital Cost- Rs. 761.38 Lakhs, O and M cost- Rs. 30.31 Lakhs		
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	CER shall be implemented as part of EMP as prescribed by EAC/SEAC as mentioned in OM F.No.22-65/2017-IA.III dated September 30, 2020		
40	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,

Project Details	As per EC Received dated 23.02.2023	Proposed Amendment EC	Remark
Area Details			

Plot area	5217.54 sq. m.	5217.54 sq. m.	
Net Plot area	3379.09 sq. m.	3379.09 sq. m.	
FSI area	34824.64 sq. m.	30730.19 sq. m.	Earlier EC restricted for: Composite Bldg. no. 1 FSI: 16109.68 sq. m. Non-FSI: 13383.58 sq. m. Total BUA: 29493.26 sq. m.
Non FSI area	24908.83 sq. m.	21172.22 sq. m.	
Total Built up area	59733.47 sq. m.	51902.41 sq. m.	
Ground-coverage	1444.23 sq. m (43%)	1464.46 (43.33%)	
Project Cost	Rs. 182.69 Crores	Rs. 165.35	
Building Configuration & Height	Composite Bldg no- 1 (Rehab + PTC+ Sale) (Wing - A & B): Basement + Gr. + 1st To 40th Upper Residential Floor (Height: 119.75 m)	Composite Bldg. no. 1 (Rehab+ PTC + Sale) (Wing A & B): Basement + Ground + 1st to 40th Upper Residential Floors (119.75 m)	No Change, Under Construction as per EC
	Sale Bldg no – 2: Basement + Gr. + 1ST To 57th Upper Residential Floor (169.25 m)	Sale Bldg. no. 2 (Residential): Basement + Ground + 1st to 49th Upper Floor (155.60 m)	Total Revised Planning, Height decreased by 13.65 m
Number of Tenements	<u>Total 924 Nos of flats & 21 shops</u>	<u>Total 607 Nos of flats & 15 shops</u>	■ Addition of 1 Residential Tenement in Composite Building & 6 nos of shops reduced ■ Total revised planning for larger size of flats for sale building
	Composite Bldg no- 1	Composite Bldg no- 1	
	PTC- Residential 180,	PTC- Residential 180,	
	amenity -6	amenity -6	
	Sale-Residential 50,	Sale- Residential-43	
	PAP- Residential 218,	PAP- Residential- 226	
	Comm shops-21	Comm shops-15	
	Temple-1	Madarsa: 1, Temple-1	
	Balwadi-1	Balwadi-1	
	Welfare- 1	Welfare- 1	
	Society office-2	Society office-2	
	Skill development center-1	Skill development center-1	
	Library-1	Library-1	
	Sale Bldg no – 2:	Sale Building	
	Residential: 476	Residential: 158	

	Society office: 1	Society Office: 1	
No. of expected Residents	Composite Bldg no- 1: 1894	Composite Bldg no- 1:1898	As per Revised Planning & as per NBC Norms
	Sale Bldg no – 2: 1906	Sale Bldg no – 2: 855	
	Total: 3800	Total: 2753	Decreased as per Revised Planning & as per NBC Norms
Total Water Requirement	504 KLD	362 KLD	Decreased as per Revised Planning & as per NBC Norms
Fresh Water	334 KLD	239.8 KLD	
Flushing	168 KLD	120.42 KLD	
Gardening	2 KLD	2 KLD	
Wastewater Generation			
Sewage Quantity	435 KLD	311.87 KLD	Decreased as per Revised Planning
STP Capacity	2 STP of capacity 235 KLD & 245 KLD with MBBR Technology	2 STP of capacity 235 KLD & 110 KLD with MBBR Technology	
Solid Waste Generation			
Dry Waste	749 Kg/day	545 Kg/day	Decreased as per Revised Planning
Wet Waste	1129 Kg/day	818 Kg/day	
Parking Provision			
4 Wheelers	125	248	Increased due to larger flat size
2 Wheelers	28	8	-
Rain water harvesting			
RWH Tank/Pit	1X40 Cum & 1X30 Cum	1X40 Cum & 1X30 Cum	No Change
Green Belt Development			
Total R.G. Required	270.33 sq. m.	167.23 sq. m.	As Per DCPR

Total R.G. Proposed - Mother earth	284.31 sq. m.	167.95 sq. m.	
Total R.G. Proposed - Podium	-		
Existing trees on the plot	25	25	
Number of trees to be cut	6	5	
Number of trees to be Transplant	7	8	
Number of trees to be Retained	12	12	
Proposed No. of trees	RG area: 160	For RG & PG area: 298 For Miyawaki Area: 24 (8 sq. m) Total trees 298	
Power requirement			
Connected load	9565 kW	8824 kW	As Per Revised Planning
Demand load	2450 kW	2450 kW	
DG Set	2× 750 KVA	1× 650 KVA, 1×400 KVA	

3. EC vide Letter No. EC23B038MH120342 dated 23.2.2023 for total BUA of 29493.2m². Proposal has been considered by SEIAA in its 338th (Part-B) meeting held on 13th May, 2026 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 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.
3. PP to obtain (i) Revised Water NOC, (ii) Revised SWD NOC, (iii) Revised Sewer NOC. 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 relocate transformer proposed over STP.
 5. 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.
 6. 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.
 7. PP to complete the tree plantation within the site during the construction phase.
 8. 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 167.23 m² 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. PP to obtain Tree Cutting NOC before cutting or transplantation of trees on the site. Planning Authority to ensure that there is no cutting or transplantation of trees prior to commencement of work on site.
5. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
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. Planning Authority and MPCB to ensure the same.
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- 27692.09 m², Non FSI- 19,657.88 m², total BUA- 47349.97 m². (IOA vide letter no. P-S/PVT/0084/20190903/C-1 dated 10.04.2026) (FSI, Non FSI & TBUA restricted as per approval)

General Conditions:

a) Construction Phase: -

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

night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection

measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.

- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC& SEIAA.
 - II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
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. Municipal Commissioner, Brihanmumbai Municipal Corporation (BMC).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai

