



File No: SIA/MH/INFRA2/500376/2024

Government of India

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



Date 22/07/2025



To,

Anil Vijay Deshmukh
RENAISSANCE SPACES

M/ s. Renaissance spaces, 203, 204 Orbit plaza, New Prabhadevi road, Prabhadevi Mumbai-400025. ,
Prabhadevi, MUMBAI, MAHARASHTRA, , 400025
abhinavresidency.159@gmail.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/INFRA2/500376/2024 dated 09/10/2024 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.	EC24B3812MH5373784N
(ii) File No.	SIA/MH/INFRA2/500376/2024
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed Slum Rehabilitation Scheme under regulation 33(10) of Shastri Nagar (Sion) SRA CHS, JayBhavani Ajinkyatara SRA CHS (Prop) & Ashtavinayak SRA CHS on Plot bearing C.S. no 4 (pt) & 7 (pt) of Salt Pan Division, F/N ward of BMC Shastri Nagar, Sion (East), Mumbai-400022
(vii) Name of Project	RENAISSANCE SPACES
(viii) Name of Company/Organization	MUMBAI, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	No
(xi) Applicability of General Conditions as per EIA Notification, 2006	

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. Anil Vijay Deshmukh 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.
12. 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 perational 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.
13. This issues with the approval of the Competent Authority

Annexure 1

1. Specific Condition

S. No	EC Conditions																										
1.1	<u>During discussion following points emerged:</u> Conditions: <table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td></td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order</td></tr> <tr> <td></td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.</td></tr> <tr> <td></td><td>PP to obtain (i) CFO NOC (ii) Water supply NOC (iii) Sewerage Remarks (iv) Tree NOC (v) Power Supply NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.</td></tr> <tr> <td></td><td>PP obtained Civil Aviation NOC vide letter dated 21.02.2024 for restricted height up to 69.55 mt. whereas the height of Rehab building (3 wings) is 94.40 mt. and height of Sale buildings (wing 1 to 6) is 118.80 mt. PP to obtain and submit revised Civil Aviation NOC.</td></tr> <tr> <td></td><td>PP to submit revised coordinated layout and sections showing distances of all services like STP/OWC etc. from the boundary of the project site.</td></tr> <tr> <td></td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.</td></tr> <tr> <td></td><td>PP to provide separate Sewage treatment plant for Rehab and Sale building.</td></tr> <tr> <td></td><td>PP shall not make any changes/modification to the existing nallah without obtaining permissions from the competent authorities.</td></tr> <tr> <td></td><td>PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.</td></tr> <tr> <td></td><td>PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td></td><td>PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.</td></tr> <tr> <td></td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr> </table>	Sr. No.	Conditions		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		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.		PP to obtain (i) CFO NOC (ii) Water supply NOC (iii) Sewerage Remarks (iv) Tree NOC (v) Power Supply NOC. The local planning authority shall not issue occupation certificate unless all NOCs are in place.		PP obtained Civil Aviation NOC vide letter dated 21.02.2024 for restricted height up to 69.55 mt. whereas the height of Rehab building (3 wings) is 94.40 mt. and height of Sale buildings (wing 1 to 6) is 118.80 mt. PP to obtain and submit revised Civil Aviation NOC.		PP to submit revised coordinated layout and sections showing distances of all services like STP/OWC etc. from the boundary of the project site.		PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis.		PP to provide separate Sewage treatment plant for Rehab and Sale building.		PP shall not make any changes/modification to the existing nallah without obtaining permissions from the competent authorities.		PP to use treated sewage water of other occupied societies/buildings in the vicinity of the proposed site during construction phase by ensuring the quality of water to prevent/avoid any health and legal issues.		PP to complete tree plantation within the site during construction phase.		PP to carry out ambient air monitoring on the site during construction phase. PP to include foggers as one of the dust mitigation measures and include its cost in EMP.		PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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Annexure 2

Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed Slum Rehabilitation Scheme under regulation 33(10) of Shastri Nagar (Sion) SRA CHS, JayBhavani Ajinkyatara SRA CHS (Prop) & Ashtavinayak SRA

S. No.	Particulars	Details	
		CHS on Plot bearing C.S. no 4 (pt) & 7 (pt) of Salt Pan Division, F/N ward of BMC Shastri Nagar, Sion (East), Mumbai-400022	
b.	Latitude and Longitude of the project site	18.95058777384648,72.77586334222224 19.13200561733544,72.9657962236688	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	3.2
		Forest Land (B)	0
		Total Land (A+B)	3.2
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	YES	
f.	Project Cost (in lacs)	80000	
g.	EMP Cost (in lacs)	492	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Rehab Building (3 wings): Stilt/ground+31st part upper floors	By-Product	111412.87	Sq.m	Road	The project is a SRA Project
Sale Building (Tower 1 to 6: Residential & Commercial): 3 Basement for parking and services + 4 podiums for parking & Part Residential and 5th podium for amenities such as club house, fitness cen	By-Product	313304.2	Sq.m.	Road	Sale Building Residential & Commercial (Tower 1 to 6): 3 Basement for parking

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					and services + 4 podiums for parking & Part Residential and 5th podium for amenities such as club house, fitness centre & Residential along with 06 residential wings/towers from 6th to 37th floor (maximum) and 1 Commercial wing comprising of ground + 3 upper levels.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/500376/2024 .
Environment & Climate Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To,
M/s. Renaissance Spaces.
203-204, 2nd floor Orbit Plaza,
New Prabhadevi road,
Prabhadevi, Mumbai-400025.

Subject : Environmental Clearance for Proposed Slum Rehabilitation Scheme under regulation 33(10) of Shastri Nagar (Sion) SRA CHS, Jay Bhavani Ajinkyatara SRA CHS (Prop) & Ashtavinayak SRA CHS on Plot bearing C.S. no 4 (pt) & 7 (pt) of Salt Pan Division, F/N ward of BMC Shastri Nagar, Sion (East), Mumbai-400022. By M/s. RENAISSANCE SPACES.

Reference : Application no. SIA/MH/INFRA2/500376/2024. .

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 234th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 296th (Day-1) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 18th June, 2025.

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

Proposal Number	SIA/MH/INFRA2/500376/2024	
Name of Project	Proposed Slum Rehabilitation Scheme under regulation 33(10) of Shastri Nagar (Sion) SRA CHS, JayBhavani Ajinkyatara SRA CHS (Prop) & Ashtavinayak SRA CHS is located at C.S. no 4 (pt) & 7 (pt) of Salt Pan Division, F/N ward of BMC Shastri Nagar, Sion (East), Mumbai	
Project category	8(b)Township & Area development, Category B1 as per Schedule of EIA Notification, 2006	
Type of Institution	Private	
Project Proponent	Name	M/s. Renaissance Spaces
	Regd. Office address	203-204, 2 nd floor Orbit Plaza, New Prabhadevi road, Prabhadevi, 400025.
	Contact number	91 8451849756
	e-mail	aparna.sukhatankar@catapultrealty.in
Consultant	Name: Aditya Environmental Services Pvt. Ltd. NABET Accreditation Number: NABET/EIA/2225/RA 0262 Validity: 1 st May 2025	
Applied for	New Project	

Location of the project			Shastri Nagar (Sion) SRA CHS, JayBhavani Ajinkyatara SRA CHS (Prop) & Ashtavinayak SRA CHS is located at C.S. no 4 (pt) & 7 (pt) of Salt Pan Division, F/N ward of BMC Shastri Nagar, Sion (East), Mumbai			
Latitude and Longitude			Latitude: 19°02'26.88"N Longitude: 72°52'21.02"E			
Plot Area (sq.m.)			32,022.23			
Deductions (sq.m.)			3,543.46			
Net Plot area (sq.m.)			28,478.77			
Ground coverage (m ²) & %			10,853.0			
FSI Area (sq.m.)			2,12,792.04			
Non-FSI (sq.m.)			2,11,925.10			
Proposed built-up area (FSI + Non FSI) (sq.m.)			4,24,717.14			
Total BUA (m ²) approved by Planning Authority till date			Letter of Intent received of Slum Rehabilitation Authority file no: SRA/ENG/2865/FN/A/STGOVT/LOI on date 04.10.22.			
Earlier EC details with Total Construction area, if any.			Not applicable			
Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			Not applicable			
Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
			Rehab Building (3 wings)	Stilt/ground + 31 st part upper floors	94.40	
			Sale Building (Wing 1 to 6) Residential & Commercial	3 Basements (parking and services) + 4 podiums (parking & Part Residential) and 5 th podium (amenities & Residential) with 6 residential wings/ towers from 6 th to 37 th floor with Commercial of ground + 3 upper levels.	118.80	Not applicable
No. of Tenements & Shops			Rehabilitation: Flats: 1826 nos. Balwadi, Welfare centre, Society Office, Community Hall, Gym area shops: 49			

	Existing Amenities: 8, Religious structures: 8 Sale: Flats: 1210 nos. Commercial: 3569 sq.m. Retail: 2852 sq.m.		
Total Population	Rehab: 9898 nos. Sale: Residents: 9528 nos. Commercial: 403 nos. Retail: 495 nos.		
Total Water Requirements CMD	Rehab: 1271 Sale: 1010		
Under Ground Tank (UGT) location	Rehab: Below Ground Sale: Basement 1		
Source of water	Municipal Corporation of Greater Mumbai (MCGM)		
STP Capacity & Technology	2 STP capacity of 1300 for rehab & 885 cmd for sale		
STP Location	Basement 1		
Sewage Generation CMD & % of sewage discharge in sewer line	Excess treated water 641 cmd will be used for construction purpose and after completion of the construction the excess water will handed over to MCGM.		
Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
	Dry waste	As & when generated	Recyclable dry waste will be handed over to authorized recyclers. Inerts will be disposed to landfill site through local agencies.
	Wet waste	As & when generated	Composting
	C&D waste	As & when generated	Disposal in compliance with Construction & Demolition Waste Management Rules, 2016 and through MPCB authorized recycler
Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
	Dry waste	5009	Recyclable dry waste will be handed over to authorized recyclers. Inert will be disposed to landfill site through local agencies.
	Wet waste	3341	To be treated in proposed OWC on site
	E-Waste	As & when generated	Sale to MPCB authorized vendor
	STP Sludge (dry)	~200 kg/day	Dried sludge from STP will be used as manure
R.G. Area in sq.m.	RG required		2278.30 sq. m. (8%)
	RG provided on Mother Earth		3100.85 sq. m. (9%)
	RG at Plot Level		--

	Existing trees on plot: 190 nos.	
	Number of trees to be cut: 67 nos.	
	Number of trees to be transplanted: 59 nos.	
	Number of trees to be retained: 64 nos.	
	Number of trees to be planted:801 nos. a) In RG area: 0 b) In Miyawaki Plantation (with area): 114 Sq.m.	
	Total Nos. of trees after development: 560 nos.	
Power requirement	During Operation Phase:	
	Details	TATA power
	Connected load (kW)	26,711.63 KW (Rehab: 5070.63 + sale: 21,641)
	Demand load (kW)	12,939.42 KW (Rehab 3,380.42 + sale 9,559)
Energy Efficiency	a) Total Energy saving (%): 20.36% b) Solar energy (%): 5.09 %	
D.G. set capacity	2 DG set of capacity 1500, 1 DG set of capacity 400 KVA for Rehab & 3 DG set of capacity 1,010, 1X650, 1X400, 1X140 for Sale	
No. of 4-W & 2-W Parking with 25% EV	4-wheeler parking space: Rehab: 262 & Sale: 2524 nos. 2-wheeler parking spaces: 66 nos. & sale: 631 nos.	
No. & capacity of Rainwater harvesting tanks /Pits	2 nos. of rainwater harvesting tanks of capacity 167 cum for Rehab & 300 cum for sale	
Project Cost in (Cr.)	Rs. 800 Crore	
EMP Cost	a) Construction Phase:	
	1. Capital Cost: Rs.492 Lakh 2. O&M Cost: Rs. 31.15 Lakh	
	b) Operation Phase: 1. Capital Cost: Rs. 1824.5 Lakh 2. O&M Cost: Rs. 208.7 Lakh	
CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	As per EMP cost and as applicable as per MoEFCC OM No. F.No.22-65/2017-IA.III dated 30 th September 2020	
Details of Court Cases / litigations w.r.t the project and project location, if any.	No court cases	

Proposal is new construction project. Proposal has been considered by SEIAA in its 296th (Day-1) meeting held on 18th June, 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.
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12. 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 2278.30 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted for Building T1 to T3 up to 100.50m, Tower 4 up to 109.65m, Tower 5 up to 118.80m, Tower 6 up to 118.80m as per received CFO NOC dated 14.05.2025 and 15.05.2025.
3. This EC is restricted up to 65.45m as per Civil Aviation NOC dated 21.02.2024.
4. 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.
5. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
6. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
7. SEIAA decided to grant EC for-FSI 2,12,792.04 m², Non FSI- 2,11,925.10 m², total BUA- 4,24,717.14 m². (Plan approval No. SRA/ENG/2865/FN/STGOVT/LOI dated 04.10.2022)

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.
 - XI. The Energy Conservation Building code shall be strictly adhered to.
 - XII. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 - XIII. 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.
 - XIV. 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.
 - XV. 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.
 - XVI. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
 - XVII. 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.
 - XVIII. 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.
 - XIX. 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.

XX. 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. This 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.
2. 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.

3. 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.
4. 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.
5. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
6. 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.
7. 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.

