



File No: SIA/MH/INFRA2/525583/2025

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



Dated 13/09/2025



To,

Mr. Shrikant Jadhav
KARP ESTATE PVT LTD
FP 145, 3rd Floor, Ram Manidr Road, Vile Parle- (E), Mumbai 400057, Vile Parle, MUMBAI
SUBURBAN, MAHARASHTRA, 400057
worli@namangroup.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 Environment Clearance for Expansion and Amendment of proposed residential building on plot bearing C.S. No. 832, Plot No. 95, Worli Division, at Khan Abdul Gaffar Khan Road, Worli, Mumbai, in 'G-South' Ward- 400 018, Maharashtra. submitted to Ministry vide proposal number SIA/MH/INFRA2/525583/2025 dated 25/02/2025.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25C3801MH5303441N
(ii) File No.	SIA/MH/INFRA2/525583/2025
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction Environment Clearance for Expansion and Amendment of proposed residential building on plot bearing C.S. No. 832, Plot No. 95, Worli Division, at Khan Abdul Gaffar Khan Road, Worli, Mumbai, in 'G-South' Ward- 400 018, Maharashtra.
(vii) Name of Project	
(viii) Name of Company/Organization	KARP ESTATE PVT LTD
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions	no
(xii) Applicability of Specific Conditions	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 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 25/08/2025. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
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 25/08/2025, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (2).
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. Mr. Shrikant Jadhav 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 as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time
	3.	PP to obtain (i) HRC NOC for full height (ii) Water Supply NOC (iii) Solid Waste/C & D Waste Management NOC. The planning authority shall ensure that the occupation certificate is not granted unless all NOCs are obtained by the PP.
	4.	PP to obtain certified compliance report of earlier EC from the Regional Office of

S. No	EC Conditions	
		MoEF&CC, Nagpur.
5.		PP to obtain revised CRZ recommendation as proposed for EC.
6.		PP to shift domestic water tank to first basement.
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.		PP to complete tree plantation within the site during construction phase.
9.		PP to dispose 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 Amenities	Total Amenities	4	0	4	Nos.	Not Applicable
Total Residential flats	Total Residential flats	22	86	108	Nos.	Not Applicable

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/525583/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Karp Estate Private Limited.
Plot No. 95, Worli Division,
at Khan Abdul Gaffar Khan Road,
Worli, Mumbai

Subject : Environmental Clearance for Expansion and Amendment of proposed residential building on plot bearing C.S. No. 832, Plot No. 95, Worli Division, at Khan Abdul Gaffar Khan Road, Worli, Mumbai, in 'G-South' Ward- 400 018, Maharashtra by M/s. KARP ESTATE PVT LTD.

Reference : Application no. SIA/MH/INFRA2/525583/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 239th meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 303rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 25th August, 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	No.
2	Proposal Number	SIA/MH/INFRA2/525583/2025
3	Name of Project	Environment Clearance for Expansion and Amendment of proposed residential building on plot bearing C.S. No. 832, Plot No. 95, Worli Division, at Khan Abdul Gaffar Khan Road, Worli, Mumbai, in 'G-South' Ward-400 018, Maharashtra.
4	Project category	Category 'B'

Sr. No.	Description	Details	
		8(a) - Building and Construction Projects ≥20000 sq. m. and <1,50,000 sq. m. of built-up area	
5	Type of Institution	Private	
6	Project Proponent	Name	M/s. Karp Estate Private Limited.
		Regd. Office address	FP 145, 3 rd Floor, Ram Mandir Road, Vile Parle (E), Mumbai – 400 057.
		Contact number	022 6152 3000
		e-mail	worli@namangroup.com
7	Consultant	Name - M/s. AQURA Enviro Projects Pvt. Ltd. NABET Accreditation number – NABET/EIA/2225/RA 0280	
8	Applied for	EC - Expansion	
9	Location of the project	Plot bearing C.S. No. 832, Plot No. 95, Worli Division, at Khan Abdul Gaffar Khan Road, Worli, Mumbai, in 'G-South' Ward- 400 018, Maharashtra.	
10	Latitude and Longitude	19° 0'12.93"N, 72°48'46.96"E (Southwest Corner)	
11	Plot Area (Sq. m.)	2,584.38	
12	Deductions (Sq. m.)	0.00	
13	Net Plot area (Sq. m.)	2,584.38	
14	Ground coverage (m ²) & %	Ground Coverage Area: 1,480.02 Sq. m. Ground Coverage Percentage: 57.16%	
15	FSI Area (Sq. m.)	13,939.82	
16	Non-FSI (Sq. m.)	31,290.37	
17	Proposed built-up area (FSI + Non FSI) (Sq. m.)	45,230.19 (Total FSI area = 13,939.82 + non-FSI area = 31,290.37)	
18	FSI area (m ²) approved by Planning Authority till date	--	
19	Earlier EC details with Total Construction area, if any.	EC Identification No. SEIAA-EC-0000002294 dated 03.07.2020 and corrigendum obtained vide file no. SIA/MH/INFRA2/463302/2024 dated 10.12.2024. As per plan approval vide file no. ChE/1366/Rds & Tr/C-82/PPL dated 31.08.2018. <ul style="list-style-type: none"> FSI Area: 13,928.76 Sq. m Non FSI Area: 30,398.54 Sq. m Total Construction Area: 44,327.30 Sq. m 	
20	Construction completed as per earlier EC/without EC (FSI + Non FSI) (Sq. m.)	Construction carried out on site is as per Earlier EC dated 03.07.2020. Total Construction area = 32,336.48 Sq. m (FSI= 6,683.36 Sq. m + Non FSI= 25,653.12 Sq. m)	

Sr. No.	Description			Details			Reason for Modification / Change
21	Previous EC / Existing Building			Proposed Configuration			
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building 1	3 Basements + Stilt floor + 1st parking floor + 2nd service floor + 3rd to 14th parking floor + 15th service floor + 16th to 26th residential floors + 27th service floor + 28th to 38th residential floors + 39th service floor + Terrace	152.15	Building 1	3 Basements + Stilt floor + 1st parking floor + 2nd service floor + 3rd floor (Parking + Amenity Level) + 4th floor (Parking Level) + 5th to 14th floor (parking level) + 15th service floor + 16th to 38th residential floors + 39th service floor + 40th Residential 1 floor (pt) + Terrace Floor	160.65	PP is implementing scheme of Regn 33(12)(B) & 35(4) of DCPR 2034, Change in configuration as 27th Service floor is converted to residential floor and addition of one upper residential floor leading to increase in height by 8.5 M.

Sr. No.	Description	Details		
22	No. of Tenements & Shops	Building 1 Flats -108 Nos. Society Office:1 No. Fitness Center: 3 Nos.		
23	Total Population	Residential Population: 458 Nos. Visitors: 40 Nos. (Floating Population) Total: 498 Nos.		
24	Total Water Requirements CMD	Total – 62 CMD (Domestic: 41 CMD + Flushing: 21 CMD) Gardening Water Requirement = 4 CMD Swimming Pool make up = 02 Cum		
25	Under Ground Tank (UGT) location	Basement		
26	Source of water	Domestic Use – Municipal Corporation of Greater Mumbai (M.C.G.M) Flushing & Gardening Use – Treated water from STP		
27	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage Generation – 56 CMD % of sewage discharge in sewer line - 35%.		
28	STP Capacity & Technology	1 no. of STP 62 KLD STP Technology - Moving Bed Bioreactor Technology (MBBR)		
29	STP Location	1 st Podium		
30	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	07	Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers. Non-recyclable waste will be handed over to MCGM.
		Wet waste	05	Food and other waste are handed over to municipal authority system for disposal. Dustbins shall be provided for collection of the same.
		Construction waste	100	All construction waste shall be collected and segregated properly. Mostly of that will be recycled for the

Sr. No.	Description	Details		
				construction activity. Surplus shall be disposed off as per Construction & Demolition Waste Management Rules, 2016.
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	126	Dry waste would be further segregated into recyclable and non-recyclable. Recyclable will be handed over to authorize vendors and non-recyclable will be handed over to local bodies.
		Wet waste	84	Wet garbage will be treated in the Mechanical Composting Unit, Organic Waste Converter (OWC) and the compost generated would be used as manure for gardening purposes and excess would be sold to authorize vendors.
		E-Waste	Cannot be quantified	To be handed over to authorized E-waste recyclers.
		STP Sludge (dry)	6	Dry sludge would be used as manure for gardening purposes and excess would be sold to authorize vendors.
		OWC Capacities		
		Building Name	OWC capacity Kg/Day	OWC area in Sq. M
		Building 1	84 Kg/Day	53.00
32	R.G. Area in sq. m.	RG required – 516.88 Sq. Mt		
		RG proposed on Mother Earth – 414.53 Sq. Mt.		
		Paved RG – 267.04 Sq. Mt.		
		Total RG Proposed– 681.57 Sq. Mt.		
		Existing Trees on plot: 05 Nos.		

Sr. No.	Description	Details						
		Number of trees to be cut: 03 Nos.						
		Number of trees to be transplanted: 01 Nos.						
		Number of trees to be retained: 01 Nos.						
		Number of trees to be planted in lieu of cut trees: 81 Nos.						
		Number of trees to be planted: a) In RG area: 113 Nos. (81 + 32) b) In Miyawaki Plantation (with area); 63 Nos. Area: 21 Sq. m.						
		Total Nos. of trees after development: 113 + 2 + 63 = 178 Nos.						
33	Power requirement	During Operation Phase: <table><tr><th>Details</th><th>Source: B.E.S.T.</th></tr><tr><td>Connected load (kW)</td><td>2,502</td></tr><tr><td>Demand load (kW)</td><td>1,500</td></tr></table>	Details	Source: B.E.S.T.	Connected load (kW)	2,502	Demand load (kW)	1,500
Details	Source: B.E.S.T.							
Connected load (kW)	2,502							
Demand load (kW)	1,500							
34	Energy Efficiency	a. Total Energy Saving (%)– 20.47% b. Solar energy (%)– 5.09%						
35	D.G. set capacity	2 No. of 500 KVA						
36	No. of 4-W & 2-W Parking with 25% EV	<ul style="list-style-type: none">4-Wheeler Parking – 100 Nos.2-Wheeler Parking – 25 Nos.EV Charging points Provided – 15 Nos.						
37	No. & capacity of Rainwater harvesting tanks /Pits	1 No. of RWH tank – 25 KL						
38	Project Cost in (Cr.)	Rs. 118.80 Cr.						
39	EMP Cost	a) Construction Phase: 1. Capital Cost: 26.9 Lakhs. 2. O & M Cost: 48.20 Lakhs b) Operation Phase: 1. Capital Cost: 85.87 Lakhs. 2. O & M Cost/Year: 15.50 Lakhs.						
40	CER Details with justification if any as per MoEF&CC circular dated 01/05/2018	Not Applicable.						
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No.						

Comparative statement details are as below:

Sr. No.	Project Details	As per Earlier EC Identification No. EC0000002294 dated 03.07.2020 & Corrigendum obtained vide file no. SIA/MH/INFRA2/463302/2024 dated 10.12.2024	Proposed Expansion & Amendment	Remarks
1	Total plot area	2,584.38 Sq. M.	2,584.38 Sq. M.	No Change
2	Deductions	--	--	--
3	Net Plot area	2,584.38 Sq. M.	2,584.38 Sq. M.	No Change
4	FSI Area	13,928.76 Sq. M.	13,939.82 Sq. M.	Increase in FSI area by 11.06 Sq. M.
5	Non FSI area	30,398.54 Sq. M.	31,290.37 Sq. M.	Increase in Non FSI area by 891.83 sq. m. due to change in scheme, PP is now implementing scheme under Regn 33(12)(B) & 35(4) of DCPR 2034.
6	Total Construction area	44,327.3 Sq. M.	45,230.19 Sq. M.	Increase in total construction area by 902.89 sq. m. due to change in scheme, PP is now implementing scheme under Regn 33(12)(B) & 35(4) of DCPR 2034.
7	No. of Buildings & Configuration	3 Basement + Stilt + 1 st Parking + 2 nd Service + 3 rd to 14 th parking + 15 th service + 16 th to 26 th Residential floors + 27 th Service Floor + 28 th to 38 th Residential	3 Basements + Stilt floor + 1 st parking floor + 2 nd service floor + 3 rd floor	27 th Service floor is converted to residential floor and

Sr. No.	Project Details	As per Earlier EC Identification No. EC0000002294 dated 03.07.2020 & Corrigendum obtained vide file no. SIA/MH/INFRA2/463302/2024 dated 10.12.2024	Proposed Expansion & Amendment	Remarks
		Floors + 39 th Service Floor + Terrace.	(Parking + Amenity Level) + 4 th floor (Parking Level) + 5 th to 14 th floor (parking level) + 15 th service floor + 16 th to 38 th residential floors + 39 th service floor + 40 th Residential floor + Terrace Floor	addition of one upper residential floor.
8	Height of Buildings	152.15	160.65 M	Increase in height by 8.5 M due to increase in upper floor.
9	Total Flats & Shops	Flats: 22 Nos. Amenities: 6 Nos. Total: 28 Nos.	Flats: 108 Nos. Amenities: 4 Nos. Total: 112 Nos.	Increase in Flat count by 86 Nos. and Decrease in Amenities by 2 Nos. due to change in scheme. In earlier EC PPL was proposed. Now in amendment & Expansion PP is implementing Regn 33(12)(B) & 35(4) of DCPR 2034.

Sr. No.	Project Details	As per Earlier EC Identification No. EC0000002294 dated 03.07.2020 & Corrigendum obtained vide file no. SIA/MH/INFRA2/463302/2024 dated 10.12.2024	Proposed Expansion & Amendment	Remarks
10	Total Population	344	498	Increase in population by 154 Nos. due increase in number of flats.
11	Total Water Requirement (CMD)	Domestic: 17 + Flushing: 9.4 = Total: 26.4 Gardening: 3.8 Swimming Pool make-up – 8.9 Cum/day	Domestic: 41 + Flushing: 21 = Total: 62 Gardening: 4 Swimming Pool make-up – 2 Cum/day	Increase in water demand by 36 CMD due to increase in Population. The reduction in the swimming pool size has led to a decrease of 6.9 cubic meters per day in the required makeup water.
12	Sewage Generation	23.8 CMD	56 CMD	Increase in Sewage Generation by 32 CMD due to increase in water demand.
13	STP Capacity & Technology	1 STP of 30 CMD MBBR Technology	1 STP of 62 CMD MBBR Technology	Increase in STP capacity by 32 CMD due to increase in sewage generation.
14	Solid Waste Generation	Non-Biodegradable Waste: 53 Kg/Day Biodegradable Waste: 35 Kg/Day Total: 88 Kg/Day	Non-Biodegradable Waste: 126 Kg/Day Biodegradable Waste: 84	Increase in Solid waste generation by 122 Kg/day due to increase in population.

Sr. No.	Project Details	As per Earlier EC Identification No. EC0000002294 dated 03.07.2020 & Corrigendum obtained vide file no. SIA/MH/INFRA2/463302/2024 dated 10.12.2024	Proposed Expansion & Amendment	Remarks
			Kg/Day Total: 210 Kg/Day	
15	Green Belt area	522.16 Sq. M.	681.57 Sq. M. Paved RG: 267.04 Sq. M. Mother Earth RG: 414.53 Sq. M.	Increase in Green belt area by 159.41 Sq. M.
16	Total Ground Coverage (Sq. M.) and Ground Coverage Percentage (%) (Note: Percentage of plot not open to sky)	Total Ground Coverage: 1,480.02 Sq. M Ground Coverage Percentage: 57.16%	Total Ground Coverage: 1,480.02 Sq. M Ground Coverage Percentage: 57.16%	No Change
17	Parking Provided	Residential: 70 Public Parking: 104 Total: 174	Residential: 100	Decrease in Parking by 70 Nos. due to not implementing PPL scheme.
18	Estimated Cost of The Project	118.80 Cr.	118.80 Cr.	No Change
19	Power Requirement	Connected Load: 2660 KW (Residential: 2,501 KW Public Parking Lot (PPL): 159 KW) Demand Load: 1,044 KW (Residential: 994 KW Public Parking Lot (PPL): 100 KW)	Connected Load: 2,502 KW Demand Load: 1,500 KW	Decrease in Total Connected Load due to removal of PPL scheme and Increase in Demand Load due to increase in No. of Flats

Sr. No.	Project Details	As per Earlier EC Identification No. EC0000002294 dated 03.07.2020 & Corrigendum obtained vide file no. SIA/MH/INFRA2/463302/2024 dated 10.12.2024	Proposed Expansion & Amendment	Remarks
				and Population.
20	Power Source	B.E.S.T.	B.E.S.T.	No Change
21	DG Sets	1 x 500 kVA (Residential) 1 x 125 kVA (Public Parking)	2 x 500 kVA (Residential)	1 Nos. of DG set of 500 KVA increased due to increase in Demand Load.
22	Transformer	1 x 1250 kVA (Residential) 1 x 150 kVA (Public Parking)	1 x 1,600 kVA	Capacity of Transformer increased by 350 KVA due to increase in Demand Load.
23	Rainwater Harvesting	1 Rainwater Harvesting tank of 25 Cum	1 Rainwater Harvesting tank of 25 Cum	No Change

3. Proposal is an expansion of existing construction project. PP had obtained earlier EC vide Letter No. No. SEIAA-EC-0000002294 dated 03.07.2020 and corrigendum in EC vide no. SIA/MH/INFRA2/463302/2024 dated 10.12.2024 for Total built up Area of 44,327.30 m². Proposal has been considered by SEIAA in its 303rd meeting held on 25th August, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
3. PP to obtain (i) HRC NOC for full height (ii) Water Supply NOC (iii) Solid Waste/C & D Waste Management NOC. The planning authority shall ensure that the occupation certificate is not granted unless all NOCs are obtained by the PP.
4. PP to obtain certified compliance report of earlier EC from the Regional Office of MoEF&CC, Nagpur.
5. PP to obtain revised CRZ recommendation as proposed for EC.
6. PP to shift domestic water tank to first basement.
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. PP to complete tree plantation within the site during construction phase.
9. PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

1. PP submitted that, the total required RG area is 516.88 m² of the net plot area 2,584.38 m² and provided RG as per approval is 681.57 m². Out of that RG provided on mother earth is 414.53 m² and remaining 267.04 m² on podium as per UDCPR 2020. PP further submitted that Interim order on Hon'ble Supreme Court dated 10.05.2024 given the stay on NGT order for para 8 of NGT order dated 13.09.2022 regarding provision of RG. SEIAA asked PP to submit an undertaking to that effect. PP submitted an undertaking that though presently RG has been provided as per DCPR 2020 subject to final outcome of the Hon'ble Supreme Court decision.
2. In view of the fact that the building height is exceeding 90m as per UDCPR regulation No.13.6 incorporated vide Notification dated 10.10.2024, provision of fire break water tank and fire tower be made in the building.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
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-13,939.82 m², Non FSI- 31,290.37 m², total BUA-45,230.19 m². (Plan approval No, EB/4395/GS/A dated 30.05.2025).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.

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

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.


- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line. No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise 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.
10. 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.
11. 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.
12. 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.

13. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
14. 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.
15. 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.