



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

To,

The director
ATMOSPHERE REALTY PVT LTD
808,Krushal Commercial Complex, Above Shoppers Stop, G M Road,
Chembur , Mumbai -400089

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/INFRA2/416285/2023 dated 30 Jan 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B039MH110233
2. File No.	SIA/MH/INFRA2/416285/2023
3. Project Type	Expansion
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	Expansion in Proposed Residential cum Commercial Project "Atmosphere" at Plot bearing CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai 400080 by M/S Atmosphere Realty Pvt. Ltd.
7. Name of Company/Organization	ATMOSPHERE REALTY PVT LTD
8. Location of Project	MAHARASHTRA
9. TOR Date	N/A

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 26/05/2023

(e-signed)
Pravin C. Darade , I.A.S.
Member Secretary
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

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STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/416285/2023
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Atmosphere Realty Pvt. Ltd.
CTS no. 784/1, 785, 786, 787, 788,
790, 791, 792A, 793 & 848, Village Nahur,
Goregaon Mulund Link Road, Mulund (W),
Mumbai.

Subject : Environment Clearance for Proposed expansion in proposed Residential cum Commercial Project "Atmosphere" at Plot bearing CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai by M/s. Atmosphere Realty Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/416285/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 197th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SELAA. Proposal then considered in 259th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

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

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/416285/2023	
2	Project Name	Expansion in Residential cum Commercial project "Atmosphere" at plot bearing CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai by M/S Atmosphere Realty Pvt. Ltd.	
3	Project category	8(b), B1	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Navin Makhija
		Regd. Office address	808, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai 400 089
		Contact number	9930530010
		e-mail	abhay@chandakgroup.com
6	Consultant	Name: Enviro Analysts & Engineers Pvt. Ltd.	

		NABET Accreditation No: NABET/EIA/2023/RA0206 Validity: 13.05.2023					
7	Applied for	Expansion					
8	Location of the project	CTS no. 784/1, 785, 786, 787, 788, 790, 791, 792A, 793 & 848 of village Nahur at Goregaon Mulund Link Road, Mulund (W), Mumbai					
9	Latitude and Longitude	19° 9'33.36"N & 72°56'52.03"E					
10	Plot area (sq.m.)	55,509.50 sq.m					
11	Deductions (Sq.m.)	10,853.97 sq.m					
12	Net Plot area (Sq.m.)	44,655.53 sq.m					
13	Ground coverage (m ²) & %	18,871.43 sq.m (42.26 %)					
14	FSI area (sq.m.)	1,64,518.18 sq.m					
15	Non FSI area (sq.m.)	1,75,587.47 sq.m					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	3,40,105.65 sq.m					
17	TBUA (m2) approved by Planning Authority till date.	Concession approval received from MCGM vide letter No. CHE/ES/1321/T/337(NEW)/337/10/Amend dated 24 Aug 2022 for FSI area 1,64,518.18 sq.m					
18	Earlier EC details with Total Construction area, if any.	The project had received Environmental Clearance vide letter no. SIA/MH/MIS/68430/2018 dated 10/08/2022 for a total built up area of 2,88,000.06 Sq.m.					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Building I (Wing A, B, C) is already constructed on site as per earlier EC and OC received. Construction work for Building II has been started as per previous EC. The total construction work done on site till date is 2,51,708.11 sq.m. (FSI area: 117740.05 sq.m & NON FSI area: 133968.06 sq.m)					
20	Previous Building	EC / Existing			Proposed Configuration		Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Building I (Wing A, B, C with Club House)	2B + St + 1st Podium + 2nd to 4th (Pt) Podiums + 5th to 43rd Floors with fire check floor	141.35	Building I (Wing A, B, C with Club House)	2B + St + 1st Podium + 2nd to 4th (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21st & 22nd Floor and G +	141.35	No change, Building Constructed on site as per previous EC, OC received from MCGM

		between 21st & 22nd Floor and G + 2nd (Pt.) Amenity block with Clubhouse on podium top			2nd (Pt.) Amenity block with Clubhouse on podium top		
	Building II (Wing D, E & F)	2B+St+1st (pt) to 3rd (pt)+ 4th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 1 club house	150.05	Building II (Wing D, E & F)	2B+St+1st (pt) to 4th (pt)+ 5th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2nd (pt) Fitness Centre	150.05	Change in use of 4th floor & change in configuration of Fitness Centre
	Building II (Wing G)	2B+St+1st (pt) to 2nd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 1 club house	10.05	Building II (Wing G)	2B+St+1st (pt) to 4th (pt)+ 5th to 43rd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2nd (pt) Fitness Centre	137.65	Change in configuration & footprint of Wing G due to loading of additional FSI & Change in configuration of Fitness Centre
	Commercial block	2B + Gr+ 1st to 18th	66.30	Commercial block	2B + Gr+ 1st to 18th floor	66.30	No Change

	floor						
21	No. of Tenements & Shops	Building I (Wing A, B, C): 721 No. Building II (Wing D, E, F, G): 1214 No. Building II (Comm): 367 No.					
22	Total population	11794 Nos.					
23	Total Water Requirements CMD	1511 CMD					
24	Under Ground Tank (UGT) location	Basement level					
25	Source of water	MCGM					
26	STP Capacity & Technology	Building I: 400 CMD Building II: 2 STP of capacity 615 & 305 CMD Commercial: 65 CMD Total: 1385 CMD with MBBR technology					
27	STP Location	Basement level					
28	Sewage Generation CMD & % of sewage discharge in the sewer line	1294 CMD					
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)		Treatment/dposal		
		Dry waste	96 kg/day		Will be handed over to a recycler		
		Wet waste	144 kg/day		Handed over to Municipal waste collector		
		Construction waste	Topsoil	8326.4	3 cum	Being used for landscaping	
			Excavated / Demolition Debris quantity	17250	0 Cum	Basement excavation quantity is already disposed	
		Empty cement bags	64769	nos.	To be handed over to local recyclers		
		Steel	11	MT	To be handed over to local recyclers		
		Aggregates	43	MT	To be used as a layer for internal roads and building boundary walls.		
Broken Tiles	1527	sq.m	Waste tiles to be used as china mosaic for terraces.				

			Empty Paint Cans (20 litre/ can)	1690 nos.	To be handed over to the recycler					
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)		Treatment/disposal					
		Dry waste	2319 kg/day		Will be handed over to a recycler					
		Wet waste	3183 kg/day		Composting by OWC - manure produced will be used at a site for landscaping, 1 OWC of total Capacity – 500 Kg/day.					
		E-Waste	6583 kg/yr		Will be collected and sent to MPCB-authorized recyclers.					
		STP Sludge (dry)	65 kg/day		Dry sewage sludge will be used as manure for gardening.					
31	R.G. Area in sq.m.	<table border="1"> <tr> <td>RG required – 10747.37 sq.m (25%)</td> </tr> <tr> <td>Non - paved RG on mother earth – 8154.88 sq. m.</td> </tr> <tr> <td>Paved RG on Mother earth – 0 sq. m.</td> </tr> <tr> <td>RG on Podium- 4576.10 sq.m</td> </tr> <tr> <td>Total R.G. provided – 12730.98 sq.m (30%)</td> </tr> </table>				RG required – 10747.37 sq.m (25%)	Non - paved RG on mother earth – 8154.88 sq. m.	Paved RG on Mother earth – 0 sq. m.	RG on Podium- 4576.10 sq.m	Total R.G. provided – 12730.98 sq.m (30%)
		RG required – 10747.37 sq.m (25%)								
		Non - paved RG on mother earth – 8154.88 sq. m.								
		Paved RG on Mother earth – 0 sq. m.								
		RG on Podium- 4576.10 sq.m								
		Total R.G. provided – 12730.98 sq.m (30%)								
		Existing trees on the plot: 64 +179= 243								
		Number of trees to cut: 0 nos.								
		Number of trees to transplant: 0 nos.								
		Number of trees to be retained: 0 nos.								
The number of trees to be planted:										
a) In RG area: 757 nos.										
b) In Miyawaki Plantation (with the area); --										
32	Power requirement	During the Operation Phase:								
		Details		MSEDCL						
		Connected load (kW)		25401 KW						
Demand load (kW)		10789 KW								
33	Energy Efficiency	Building II: Total energy savings: 20%, through solar: 5 % Building II (Commercial): Total energy savings: 20%, through solar: 6 %								
34	D.G. set capacity	4 X 750 KVA, 1 X 500 KVA.								
35	No. of 4-W & 2-W Parking with	2-wheeler: 166 nos.								

	25% EV	4-wheeler: BI: 1041, BII: 1612, Commercial: 225, Total 4W: 2878 nos.
36	No. & capacity of Rainwater harvesting tanks /Pits	Total 8 no. of RWH Tanks are of capacity i.e. 436 cum (Considering Two Days Holding Capacity)
37	Project Cost in (Cr.)	Rs. 2000 Cr
38	EMP Cost (including DMP costing)	Capital Cost- Rs. 2140 Lakhs, O&M cost - Rs. 155 Lakhs
39	CER Details with justification if any...as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/litigations w.r.t the project and project location if any.	NA

The comparative statement showing project details as per earlier EC and proposal under consideration is as below:

Sr. No.	Project Details	Unit	Details		
			As per previous EC Received vide Letter No. SIA/MH/MIS/68430/2018. Dated 10.8.2022	For Proposed Expansion	Remarks
1	Plot area	Sq.m.	55,509.50	55,509.50	No change
2	Deduction	Sq.m.	10,853.97	10,853.97	No change
3	Net Plot area	Sq.m.	44,655.53	44,655.53	No change
4	FSI area	Sq.m.	134750.48 sq.m	1,64,518.18 sq.m	FSI area increased due to TDR over and above of road set back + subsequently additional Fungible area
5	Non FSI area	Sq.m.	153249.58 sq.m	1,75,587.47 sq.m	NON FSI area increased due to increase in no. of floors
6	Total Built up area (Construction area)	Sq.m.	288000.06 sq.m	3,40,105.65 sq.m	TBUA increased due to increase in FSI and NON FSI area.
7	Ground-coverage Area with % on net plot		18244.80 sq.m (40.86%)	18871.43 sq.m (42.26%)	Change in ground coverage due to change in planning of bldg. II (Wing G)

8	Project Cost	CR.	1750	2000	Increased due to proposed expansion
Building Configuration					
9	Buildings	Wings	Bldg Configuration	Bldg Configuration	Remarks
	Building I	Wing A, B, C	2B + St + 1st Podium + 2nd to 4 th (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21 st & 22nd Floor and G + 2nd (Pt.) Amenity block with Club-house on podium top	2B + St + 1st Podium + 2nd to 4 th (Pt) Podiums + 5th to 43rd Floors with fire check floor between 21 st & 22nd Floor and G + 2nd (Pt.) Amenity block with Club- house on podium top	No change, Building Constructed on site as per previous EC, OC received from MCGM
	Building II	Wing D, E, F	2B+St+1st (pt) to 3rd (pt)+ 4th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3 rd Podium + 4th Podium for recreational ground having G + 1 club house	2B+St+1st (pt) to 4th (pt)+ 5th to 47th Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2 nd (pt) Fitness Centre	Change in use of 4th floor & change in configuration of Fitness Centre
		Wing G	2B+St+1st (pt) to 2nd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3 rd Podium + 4th Podium for recreational ground having G + 1 club house	2B+St+1st (pt) to 4th (pt)+ 5th to 43 rd (pt) Upper floors with parking bldg having 2B +St + 1st, 2nd and 3rd Podium + 4th Podium for recreational ground having G + 2 nd (pt) Fitness Centre	Change in configuration & footprint of Wing G due to loading of additional FSI & C hange in configuration of Fitness Centre
		Commercial Block	2B + Gr+ 1st to 18th floor	2B + Gr+ 1st to 18th floor	No Change
10	Number of tenants and shops				

	Residential Tenements	Building I	721 No.	721 No.	Tenements of Building No. 1 remains same & Tenements of bldg. II is increased by 401 No's flats due to change in planning of wing G. and also the change in use of D, E & F of 4th floor
		Building II	813 No.	1214 No.	
	Commercial	--	367 No.	367 No.	No change
11	No. of expected Residents				
	Residential	Building I	3605 No.	3605 No.	Total population increased due to change in planning
		Building II	4370 No.	6611 No.	
	Commercial	--	1478 No.	1478 No.	
	Staff, Visitors & floating population	--	100 No.	100 No.	
	Total		9553 No.	11794 No.	
12	Height of the building				
		Meter	Building I (A, B & C): 141.35 m Building II (D, E, F): 150.05 m Building II (G): 10.05 m Building II (Commercial): 66.30 m	Building I (A, B & C): 141.35 m Building II (D, E, F): 150.05 m Building II (G): 137.65 m Building II (Commercial): 66.30 m	No change in building I Height of the building II (Wing G) is changed. No change in commercial block
13	Total water requirement	KLD	1207	1511	Total water requirement increased due to proposed expansion
14	Wastewater generation	KLD	1044	1294	Total sewage generation increased due to proposed expansion
15	STP capacity	KLD	BI: 400 BII: 585	BI: 400 KLD BII:	For Bldg 1-400 KLD of STP is

			Commercial: 65 Total: 1050	D, E, F= 615 KLD G= 305 KLD Commercial: 65 KLD Total: 1385 KLD	already installed and operational on site. STP Capacity increased of building II
16	STP Technology	-	MBBR	MBBR	No Change
17	Total Solid waste generation	Kg/Day	Wet Waste: 2,497	Wet Waste: 3183	Total solid waste generation increased
			Dry waste: 1,838	Dry waste: 2319	
			Total: 4,335	Total: 5503	
18	No. of Parking				
	4 Wheelers	Nos.	BI: 1041 BII: 1582 Commercial: 222 Total: 2845	BI: 1041 BII: 1612 Commercial: 225 Total: 2878	Increased
	2 Wheelers	Nos.	205	166	
19	Green Belt Development				
	Prop. Total R.G.	Sq.m.	On Ground: 8154.88 sq.m	8154.88 sq.m	RG is decreased due to minor changes in footprint of fitness centre. Proposed RG is more than the required RG
On Podium: 4639.73 sq.m			4576.10 sq.m		
Total: 12794.61 sq.m			Total: 12730.98 sq.m		
20	Power Requirement				
	Connected Load	Kw	20687 kW	25401 kW	Increased due to expansion
	Maximum Demand	Kw	8435 kW	10789 kW	
	D.G. sets	KVA	Building I: 2 × 750 kVA Building II: 2 × 630 kVA Commercial: 1 × 500 kVA	Building I: 2 × 750 kVA Building II: 2 × 750 kVA Commercial: 1 × 500 kVA	
21	Cost for EMP				
	Capital	Rs. In Lacs	1370	2140	Increased due to expansion (Including DMP cost)
	O & M	Rs. In Lacs	84	155	

3. The proposal has been considered by SEIAA in its 259th (Day-2) meeting 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:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions thereunder as per the circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks as per amended planning:
 - a) Water supply; b) Sewer Connection; c) SWD remarks; d) Tree NOC; e) HRC NOC for Building G; f) Nalla remarks; g) HTL NOC.
3. PP to obtain certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
4. PP to submit details of mitigation measures to be undertaken for air & noise pollution to existing residents during construction.
5. PP to provide two row planation as noise barriers towards the boundary of the plot having railway
6. PP to redesign STP of proposed for G-wing as undersized tanks are proposed; PP to submit revise layout of STP with area provided ,40% open to sky area & tank size details; PP to provide oil & grease trap in STP provided for commercial building.
7. PP to reduce discharge of treated water up to 35%; PP to submit NOC from MCGM regarding use of excess treated water to playground proposed within the project site.
8. PP to lift UGTs of G wing such that top of the UGTs are flush to the ground level & accordingly submit cross section of UGTs.
9. PP to submit detail plan for dust suppression in construction phase & include the cost of same in EMP of construction phase.
10. PP to provide basement ventilation and air cleaning system & include cost of basement

B. SEIAA Conditions-

1. This EC is restricted up to 120 m height as PP has not obtained HRC NOC.
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 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.
5. SEIAA after deliberation decided to grant EC for – FSI-1,64,518.18 m², Non FSI-1,75,587.47 m², Total BUA-3,40,105.65 m². (Plan approval No- CHE/ES/1321/T/337 (NEW)/ 337 / 10 / Amend, dated 24.08.2022)

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.
- 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.

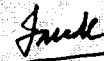
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental 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.



Pravin Darade
(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 Suburban.
6. Commissioner, Municipal Corporation of Greater Mumbai
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.