



सत्यमेव जयते

File No: SIA/MH/INFRA2/566960/2026
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date 24/03/2026



To,

ALPESH K AJMERA
AJMERA ICONIC PRIVATE LIMITED
AJMERA HOUSE, 4TH FLOOR, OPP. G. T. HOSPITAL, PATHAKWADI, , MUMBAI,
MAHARASHTRA, 400002
ajmeraiconic@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/INFRA2/566960/2026 dated 27/01/2026 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. | EC26B3813MH5506992N |
| (ii) File No. | SIA/MH/INFRA2/566960/2026 |
| (iii) Clearance Type | Fresh EC |
| (iv) Category | B1 |
| (v) Project/Activity Included Schedule No. | 8(b) Townships/ Area Development Projects / Rehabilitation Centres
Application for EC for proposed expansion in S.R. scheme U/Sec 33(10) on Plot Bearing C.T.S. Nos. 381/A/1/4, 381/A/1/5, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 574, 748/1, 748/2 and 879 of village Poisar, situated at the junction of 13.40 m wide D. P. Road, Kandivali (East), Mumbai by M/s. Ajmera Iconic Pvt. Ltd. (Earlier known as M/s. M. K. Group) |
| (vii) Name of Project | AJMERA ICONIC PRIVATE LIMITED |
| (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

Plot/Survey Khasra Nos.: Plot Bearing C.T.S. Nos. 381/A/1/4 , 381/A/1/5 , 555 , 556 , 557 , 558 , 559 , 560 , 561 , 562 , 563 , 564 , 565 , 566 , 567 , 568 , 574 , 748/1 , 748/2 and 879 of village Poisar , situated at the junction of 13.40 m wide D. P. Road , Kandivali (East) , Mumbai

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. ALPESH K AJMERA 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

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

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. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
	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
		PP shall not disturb/alter the nalla adjoining the plot without permission from the competent authority.
		PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees.
		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.
		PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
		PP to complete the tree plantation within the site during the construction phase.
	8.	All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
	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 the Project

S. No.	Particulars	Details	
a.	Details of the Project	Application for EC for proposed expansion in S.R. scheme U/Sec 33(10) on Plot Bearing C.T.S. Nos. 381/A/1/4, 381/A/1/5, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 574, 748/1, 748/2 and 879 of village Poisar, situated at the junction of 13.40 m wide D. P. Road, Kandivali (East), Mumbai by M/s. Ajmera Iconic Pvt. Ltd. (Earlier known as M/s. M. K. Group)	
b.	Latitude and Longitude of the project site	19.20909749573496,72.85860817172043 19.21132796944477,72.86062968433495	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	2.8124
		Forest Land (B)	0
		Total Land (A+B)	2.8124
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)	58000	
g.	EMP Cost (in lacs)	680	
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)
Proposed built-up area (FSI + Non FSI)	Product	285109.44	m ²	built-up area (FSI + Non FSI)	built-up area (FSI + Non FSI)

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/563804/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ajmera Iconic Pvt. Ltd.
(Earlier known as M/s. M. K. Group).
Corp Add: Ajmera House,
Off K. H. Ajmera Chowk, Mumbai. 400002

Subject : Environmental clearance for Proposed expansion in S.R. scheme U/Sec 33(10) on Plot Bearing C.T.S. Nos. 381/A/1/4, 381/A/1/5, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 574, 748/1, 748/2 and 879 of village Poisar, situated at the junction of 13.40 m wide D. P. Road, Kandivali (East), Mumbai by M/s. Ajmera Iconic Pvt. Ltd. (Earlier known as M/s. M. K. Group).

Reference : Application no. SIA/MH/INFRA2/563804/2026.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 268th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 324th meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 11th March, 2026.

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

Sr. No.	Description	Details	
1	Proposal No.	SIA/MH/INFRA2/566960/2026	
2	Name of Project	Application for EC for proposed expansion in S.R. scheme U/Sec 33(10) on Plot Bearing C.T.S. Nos. 381/A/1/4, 381/A/1/5, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 574, 748/1, 748/2 and 879 of village Poisar, situated at the junction of 13.40 m wide D. P. Road, Kandivali (East), Mumbai by M/s. Ajmera Iconic Pvt. Ltd. (Earlier known as M/s. M. K. Group)	
3	Project category	8 (b) category (B1)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Alpesh Ajmera
		Regd. Office address	M/s. Ajmera Iconic Pvt Ltd. (Earlier known as M/s. M. K. Group) Corp Add: Ajmera House, Off K. H. Ajmera Chowk, Mumbai. 400002
		Contact number	+91-22-4062 8888/917

Sr. No.	Description	Details
		E-mail alpesh@ajmera.co.in
6	Consultant	Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. NABET/EIA/23-26/RA 0316 valid upto 06.11.2026
7	Applied for	Fresh EC
8	Location of the project	Plot Bearing C.T.S. Nos. 381/A/1/4, 381/A/1/5, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 574, 748/1, 748/2 and 879 of village Poisar, situated at the junction of 13.40 m wide D. P. road, Kandivali (East), Mumbai.
9	Latitude and Longitude	Latitude: 19°12'36.64"N Longitude: 72°51'34.63"E
10	Plot Area (sq.m.)	28,124.70 m ²
11	Deductions (sq.m.)	8,374.48 m ²
12	Net Plot area (sq.m.)	19,707.32 m ²
13	Ground coverage (m ²) & %	Ground coverage (m ²): 10,975.40 m ² Ground coverage (%): 55.60% (against Net plot)
14	FSI Area (sq.m.)	1,27,392.60 m ²
15	Non-FSI (sq.m.)	1,57,716.84 m ²
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	2,85,109.44 m ²
17	TBUA (m ²) approved by Planning Authority till date	<ul style="list-style-type: none"> • FSI Area: 83,995.98 m² • Non-FSI area: 1,13,141.10 m² • Total Construction Area: 1,97,137.08 m²; <p>The plan is approved from SRA vide No. SRA/DDTP/549/RS/PL/AP dated. 09.05.2024</p>
18	Earlier EC details with Total Construction area, if any.	<p>Obtained the EC from SEIAA, Maharashtra vide No. SEAC2013/CR484/TC-1 dated. 06.09.2014 for the plot area of 8,954.80 m², FSI area of 21,140.62 m² and the Total construction area of 42,459.22 m². The EC was originally granted in the name of M/s M. K. Group.</p> <p>Subsequently, the EC was transferred to M/s Ajmera Iconic Private Limited vide No. SIA/MH/MIS/299486/2023 dated 17.05.2023. The validity of the earlier EC was up to 05.09.2025.</p> <p>Now, we are applying a Fresh EC (validity of earlier EC is over) due to addition/amalgamation of adjacent plots and applicability of DCPR 2034.</p>

Sr. No.	Description			Details			
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			As per earlier EC, we have constructed 24,205.15 m ² (FSI: 11,342.54 m ²) within validity period of EC. Construction on site is stopped as we have to get the requisite permissions and revised EC.			
	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	
	Rehab Bldg (Wing A & B)	G+23 rd floors	69.90	Rehab Building (Wing A)	G+1 st to 23 rd floors	69.90	Status: Occupied Increase in height Status: Part Excavation completed
				Rehab Building (Wing B)	G+1 st to 23 rd floors	72.80	
	-	-	-	Parking Towers (1 Nos.)	32 levels	68.35	Newly proposed; No work started
Sale Building			Sale Building				
20	Wing A	S+3P+17 th Floors (S+3P+11 Floors RCC already constructed and proposed to be demolished due to change in DCR)	-	Wing A to E	1B + G (pt)/S (pt)+ 1 st to 10 th (pt) Resi floors/1 st to 10 th (pt) podiums + 11 th E-Deck + 12 th to 55 th Upper floors	179.70	Change in planning (No work started)
Wing B	S+3P+4 th (pt) Floor (No work started)	-					

Sr. No.	Description	Details		
21	No. of Tenements & Shops	<ul style="list-style-type: none"> Flats: 1,932 Nos. Amenities: 26 Nos. Commercial Area: 2,533.1 m² MCGM Retail Market: 01 No. Club House (Above Podium in Sale) 		
22	Total Population	9,471 Nos.		
23	Total Water Requirements CMD	1,250 KLD		
24	Under Ground Tank (UGT) location	Under Ground/ Basement		
25	Source of water	Brihanmumbai Municipal Corporation (BMC)		
26	STP Capacity & Technology	3 STP's of total 1,250 KLD capacity with MBBR technology		
27	STP Location	Basement		
28	Sewage Generation CMD & % of sewage discharge in sewer line	Sewage generation: 1,165 KLD Disposal in Municipal sewer: 54%		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	24	Local body
		Wet waste	36	Local body
		Construction waste (m ³)	9,000	Construction and Demolition Waste Management Rules 2016
		Demolition Waste (m ³)	6,100	
		Excavation Waste (m ³)	1,18,780	
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	2,318	Handed over to Local Body
		Wet waste	2,318	Mechanical composting machines of total 2,400 kg/day
		E-Waste (Ton/yr)	20	Authorized recyclers
		STP Sludge (dry)	12	STP sludge will be composted
31	R.G. Area in sq.m.	RG required – 2,656.65 m ² (8% of slum & 20% of Non-slum plot)		
		RG provided on Mother earth- 2,679.22 m ² , Additional Podium RG: 1,381.45 m ²		
		Total RG – 4,060.67 m ²		

Sr. No.	Description	Details
		Existing trees on plot: 54 Nos.
		Number of trees to be planted: a) In RG & Plot Boundary area: 250 Nos. & b) In Miyawaki Plantation (with area): 405 Nos. (Area: 135 m ²)
		Number of trees to be cut: 10 Nos.
		Number of trees to be transplanted: 04 Nos
		Number of trees to be Retained: 40 Nos
		Total trees on plot: 699 Nos. (Including retained + new + Miyawaki + transplanted)
32	Power requirement	During Operation Phase: Details: Adani Electricity Mumbai Limited
		Connected load (kW): 23.5 MW
		Demand load (kW): 11.5 MW
33	Energy Efficiency	a) Total Energy saving (%): 19.0% b) Solar energy (%): 6.9 %
34	D.G. set capacity	1,125 kVA (625 kVA Sale & 500 kVA Rehab)
35	No. of 4-W & 2-W Parking with 25% EV	4W: 1,932 & 2W: 384 (EV charging points: 25%)
36	No. & capacity of Rain water harvesting tanks /Pits	3 RWH tanks with 255 KL total capacity
37	Project Cost in (Cr.)	Rs. 580 Cr
38	EMP Cost (Rs.)	a. Construction Phase: 120 lakh/year b. Operation Phase: Capital Cost: 680 Lakh & O&M: 115.5 Lakh/yr (Excluding DMP cost)
39	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable (as per MoEF&CC OM F. No. 22-65/2017-IA.III dt. 25.02.2021)
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	Deepak K. Ahire vs Latika Dhurandhar and Ors. (High Court) vide Suit No. 1799 of 2011; Status: Pending Suit is filed by the Plaintiff claiming title on part portion of the subject property. Plaintiff also filed notice of motion No. 2181 of 2011. The Notice of Motion was dismissed of by an order dated 13/02/2014. No reliefs were granted. Suit is pending.

The comparative statement as per earlier EC and proposed changes as submitted by PP is as below:

Sr. No.	Details	Earlier EC vide No. SEAC2013/CR484/TC-1 dated. 06.09.2014	Proposed Expansion in project	Remarks	
1	Name of the Project and S. Nos.	EC for proposed SRA Scheme on land bearing CTS No. 565, 748/1 & 748/2 of village Poisar situated at junction of 13.40 m wide DP Road, Kandivali (E), Mumbai by M/s. M. K. Group	Application for EC for proposed expansion in S.R. scheme U/Sec 33(10) on Plot Bearing C.T.S. Nos. 381/A/1/4, 381/A/1/5, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 574, 748/1, 748/2 and 879 of village Poisar, situated at the junction of 13.40 m wide D. P. Road, Kandivali (East), Mumbai by M/s. Ajmera Iconic Pvt Ltd. (Earlier known as M/s. M. K. Group)	Addition of C.T.S. Nos. 381/A/1/4, 381/A/1/5, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 566, 567, 568, 574 and 879	
2	Total Plot Area	8,954.80 m ²	28,124.70 m ²	Increased by 19,169.9 m ²	
3	Deductions	1,850.00 m ²	8,374.48 m ²		
4	Net Plot Area	7,104.80 m ²	19,707.32 m ²	Increased	
5	Total Built-up Area	FSI: 21,140.62 m ²	FSI: 1,27,392.60 m ²	Increased due to amalgamation of the adjoining plots and applicability of DCPR 2034	
		Non-FSI area: 21,318.90 m ²	Non-FSI area: 1,57,716.84 m ²		
		Total BUA: 42,459.22 m ²	Total BUA: 2,85,109.44 m ²		
6	Bldg. Config.	Rehab Building (Wing A & B)	Rehab Building (Wing A)	G + 1 st to 23 rd floors (69.90 m)	Status: Occupied
			Rehab Building (Wing B)	G + 1 st to 23 rd floors (72.80 m)	Increase in height Status: Part Excavation completed
		-	-	Parking Tower	32 levels

Sr. No.	Details	Earlier EC vide No. SEAC2013/CR484/TC-1 dated. 06.09.2014		Proposed Expansion in project		Remarks
				(1 Nos.)		
		Sale Buildings		Sale Buildings		
		Wing A	S+3P+17 th Floors (S+3P+11 Floors RCC already constructed and proposed to be demolished)	Wing A to E	1B + G (pt)/S (pt)+ 1 st to 10 th (pt) Resi floors/1 st to 10 th (pt) podiums + 11 th E-Deck + 12 th to 55 th Upper floors	Change in planning (No work started)
		Wing B	S+3P+4 th (pt) Floor (No work started)			
8	Nos. of Flats, Commercial & Amenity areas	Flats : 365 Nos. Amenities: 6 Nos.		Flats : 1,932 Nos. Amenities: 26 Nos. Commercial area: 2,533.1 m ²		Increased
9	Population	1,843 Nos.		9,471 Nos.		Increased due to increase in flats & Commercial area
10	Water Requirement	247		1,250 KLD		Increased due to increase in population
11	Waste Water Generation	231		1,165 KLD		
12	STP Capacity	3 STPs of 255 KLD		3 STPs of 1,250 KLD		
13	Solid Waste generation	Total Solid waste: 916 kg/d Biodegradable: 366 kg/d Non-biodegradable: 550 kg/d		Total Solid waste: 4,636 kg/d Biodegradable: 2,318 kg/d Non-biodegradable: 2,318 kg/d		
14	Energy	Demand Load: 2.1 MW Total DG set: 250 kVA		Demand Load: 11.5 MW Total DG set: 1,125 kVA		Increased due to increase in area
15	RG area details	RG required – 568.43 m ² RG provided on Mother earth – 568.43 m ²		RG required – 2,656.65 m ² RG provided on Mother earth - 2,679.22 m ²		Increased due to increase in plot area

Sr. No.	Details	Earlier EC vide No. SEAC2013/CR484/TC-1 dated. 06.09.2014	Proposed Expansion in project	Remarks
16	Tree Details	New trees to be planted: 50 Nos.	Total trees on plot: 699 Nos. (Including retained + new + Miyawaki + transplanted)	Increased
17	Parking details	Four Wheeler – 170 Nos.	Four Wheeler – 1,932 Nos. Two Wheeler – 384 Nos.	Provided as per norms
18	Project cost (Rs.)	Rs. 74 Cr	Rs. 580 Cr	Increased by Rs. 506 Cr

3. Proposal has been considered by SEIAA in its 324th meeting held on 6th March, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

- PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
- PP to submit an undertaking signed by PP, Consultant, and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
- PP shall not disturb/alter the nalla adjoining the plot without permission from the competent authority.
- PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees.
- 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.
- PP to ensure to achieve the standard parameters of the treated sewage as per order issued by the Hon'ble National Green tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians etc. shall be strictly for non-potable purpose and after obtaining necessary permission from the competent authority.
- PP to complete the tree plantation within the site during the construction phase.
- All guidelines issued by the local planning authority, MPCB/CPCB shall be followed to reduce /control air pollution due to proposed activity by way of providing adequate barricading, foggers, water sprinkling.
- PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.

SEIAA Conditions-

- PP has provided mandatory RG area of 2656.65m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
- PP to keep open space unpaved so as to ensure permeability of water. However, whenever

- paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
 4. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
 5. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D. C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning authority and MPCB to ensure the compliance of the same.
 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-83,995.98m², Non FSI- 1,13,141.10 m², total BUA- 1,97,137.08m². (Plan approval No. SRA/DDTP/549/RS/PL/AP dated 09.05.2024) (FSI, Non FSI and Total BUA is restricted as per approval).

General Conditions:

a) Construction Phase: -

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

diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.

- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

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

- implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
 - XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in
 - XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
 - XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

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

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.
8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai
6. Commissioner, Brihanmumbai Municipal Corporation (BMC).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.