



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

To,

The Authorized Signatory

M/S. TRANSCON DEVELOPERS PVT. LTD. & TRANSCON TRIUMPH
PHASE 2 PVT. LTD.

Oshiwara Village, Transcon Triumph, CTS. 720pt, Veera Desai Road,
Andheri West, Mumbai -400053

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/INFRA2/418140/2023 dated 14 Feb 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC23B039MH179313 |
| 2. File No. | SIA/MH/INFRA2/418140/2023 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Slum Rehabilitation Scheme at Village
Oshiwara, Tal. Andheri, at Veera Desai
Road, Andheri West, Mumbai 400053,
State- Maharashtra. |
| 7. Name of Company/Organization | M/S. TRANSCON DEVELOPERS PVT.
LTD. & TRANSCON TRIUMPH PHASE 2
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: 06/06/2023

(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/INFRA2/418140/2023
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Transcon Developers Pvt. Ltd. &
Transcon Triumph Phase 2 Pvt. Ltd.,
Village Oshiwara, Tal. Andheri,
Veera Desai Road, Andheri West,
Mumbai.

Subject : Environment Clearance for proposed "Slum Rehabilitation Scheme" at plot bearing CTS No. 695, 702, 704, 704/1 to 704/79, 705(part), 705/2, 720/A/5, 720/84 to 160, 725, 725/7 to 70, 728, 729, 730, 731, 731/1, 732 (Part), 732/12 (Part) to 15 (part), 737/8/1 and 737/8/2 (part) of Village Oshiwara, Tal. Andheri, at Veera Desai Road, Andheri West, Mumbai by M/s. Transcon Developers Pvt. Ltd. & Transcon Triumph Phase 2 Pvt. Ltd.

Reference : Application no. SIA/MH/INFRA2/418140/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 199th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 259th (Day-1) 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/INFRA2/418140/2023	
2	Name of Project	"Slum Rehabilitation Scheme" at Village Oshiwara, Tal. Andheri, at Veera Desai Road, Andheri West, Mumbai	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Rishi Todi M/s. Transcon Developers Pvt. Ltd. & Transcon Triumph Phase 2 Pvt Ltd.
		Regd. Office address	Oshiwara Village, Transcon Triumph, CTS no. 720 pt, Veera Desai road, Andheri (West), Mumbai- 400053
		Contact number	022-66128111/ 9867555645

		e-mail	rishi.todi@transcon.in				
6	Consultant		ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 6 th June 2023				
7	Applied for		Expansion in EC				
8	Location of the project		CTS No. 695, 702, 704, 704/1 to 704/79, 705(part), 705/2, 720/A/5, 720/84 to 160, 725, 725/7 to 70, 728, 729, 730, 731, 731/1, 732 (Part), 732/12 (Part) to 15 (part), 737/8/1 and 737/8/2 (part) of Village Oshiwara, Tal. Andheri, at Veera Desai Road, Andheri West, Mumbai				
9	Latitude and Longitude		Latitude: 19° 8'15.09"N; Longitude: 72°50'6.51"E				
10	Plot Area (sq.m.)		22960.53 Sq.mt.				
11	Deductions (sq.m.)		1522.41 Sq.mt.				
12	Net Plot area (sq.m.)		21391.78 Sq.mt.				
13	Ground coverage (m ²) & %		8494.91 Sq.mt. (40%)				
14	FSI Area (sq.m.)		1,09,753.55 Sq.mt.				
15	Non-FSI (sq.m.)		1,09,575.80 Sq.mt.				
16	Proposed built-up area (FSI + Non FSI) (sq.m.)		2,19,329.35 Sq.mt.				
17	TBUA (m ²) approved by Planning Authority till date		Received Letter of Intent (LOI) from SRA dt. 23.03.2022 Approved Construction built-up area as per LOI: 221970.41 Sq. mt.				
18	Earlier EC details with Total Construction area, if any.		Received EC dt. 23.03.2011, 28.01.2016, 29.08.2017, 6.11.2018 and thereafter received Expansion in EC from SEIAA, Maharashtra 30.09.2022. Approved construction built-up area as per EC dt. 30.09.2022: 221970.41 Sq.mt.				
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)		Total constructed built-up area on site till date is 1,22,788.00 Sq. mt.				
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehabilitation Building 1:	Ground + 21 Upper Floors	64.10 mt.	Rehabilitation Building 1:	Ground + 21 Upper Floors	64.10 mt.	No Change

	Rehabilitation and PTC Building 2 : (Including Rehab and PTC wing)	2 Basements + Ground floor + Podium + 1 st to 17 th floors	55.40 mt.	Rehabilitation and PTC Building 2 : (Including Rehab and PTC wing)	Part 1: 2 Basements + Ground floor + Podium + 1 st to 22 nd floors Part 2: 2 Basements + Ground floor + Podium + 1 st to 8 th floors Part 3: 2 Basements + Ground floor + Podium + 1 st to 7 th floors	Maximum height of building: 69.90 mt.	Now applied for Expansion in EC due to changes in planning of Rehabilitation and PTC building 2.
	Sale Tower 1:	Basement (P1) + Stilt (P2) + 3 Podium (P3 to P5) + E-Deck (P6) + 7 th to 36 th Floors	122.65 mt.	Sale Tower 1:	Basement (P1) + Stilt (P2) + 3 Podium (P3 to P5) + E-Deck (P6) + 7 th to 36 th Floors	122.65 mt.	No Change
	Sale Tower 2:	B1+ B2 + P1 to P6 + 7 th to 38 th Floors	113.35 mt.	Sale Tower 2:	B1+ B2 + P1 to P6 + 7 th to 38 th Floors	113.35 mt.	No Change
	Sale Tower 3:	3 Basements + P1 to P6 + 7 th to 38 th Floors	116.55 mt.	Sale Tower 3:	3 Basements + P1 to P6 + 7 th to 38 th Floors	116.55 mt.	No Change
	Sale Tower 4:	Service floor + Lower ground + 1 st to 6 th Podium + 7 th to 29 th floor	90.00 mt.	Sale Tower 4:	Service floor + Lower ground + 1 st to 6 th Podium + 7 th to 29 th floor	90.00 mt.	No Change
21	No. of Tenements & Shops			Rehabilitation buildings:			

		<ul style="list-style-type: none"> o Rehab wing : Flats: 394 Nos. Residential/ Commercial (R/C): 3 Nos. Shops/Commercial: 35 Nos. Balwadi: 2 No. Welfare Centre: 2 No. Amenity: 6 Nos. Community Hall: 1 No. Society Office: 4 Nos. o PTC Wing: Flats: 238 Nos. Balwadi: 1 No. Welfare Centre: 1 No. Society Office: 2 Nos. Religious structure: 2 Nos. Sale Towers: Flats: 1070 Nos. Shops: 9 Nos. 		
22	Total Population	8877 numbers of person		
23	Total Water Requirements CMD	1178 CMD		
24	Under Ground Tank (UGT) location	Underground and Basement		
25	Source of water	Municipal Corporation of Greater Mumbai		
26	STP Capacity & Technology	3 nos. of STPs of total capacity 1180 KL Technology: Moving Bed Bio-Reactor Reactor (MBBR) Technology		
27	STP Location	Below ground and Basement.		
28	Sewage Generation CMD & % of sewage discharge in sewer line	•Sewage Generation: 1005 CMD •% of treated sewage discharge in sewer line: 35 %		
29	Solid Waste Management during Construction Phase	type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	6	Disposal of segregated waste generated to authorized recyclers.
		Wet waste	4	
		Construction waste	--	Part reuse /recycle and disposal of remaining waste to Authorized landfill site
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	2321	Disposal through Authorized recyclers

		Wet waste	1548	Composting in Organic Waste Converters (OWCs)
		E-Waste	--	--
		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq.m.	RG required: 4166.43 Sq. mt. RG provided on mother earth: 1290.37 Sq.mt. RG provided on ground: 1064.50 Sq.mt. RG provided on podium: 1817.16 Sq.mt. Total: 4172.03 Sq.mt.		
		Existing trees on plot: Nil		
		Number of trees to be planted: a) In RG area: 290 Nos. (Including already planted trees) b) In Miyawaki Plantation (with area): Nil		
		Number of trees to be cut: 3 Nos. (Already cut)		
		Number of trees to be transplanted: 6 Nos. (Already transplanted)		
33	Power requirement	During Operation Phase: Connected load (KW): 16676 KW Maximum demand (KW): 6687 KW		
34	Energy Efficiency	a) Total Energy saving (%): 16 % b) Solar energy (%): 5%		
35	D.G. set capacity	4 DG sets of total capacity 2350 kVA		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 1458 Nos. 2-Wheeler: 561 Nos. Provision of E-charging facility		
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of RWH tanks of total capacity 402 KL		
38	Project Cost in (Cr.)	Rs. 1447.38 Cr.		
39	EMP Cost	Total EMP cost including costing toward disaster management: Construction Phase: Rs. 285.93 Lacs Operation Phase: Capital cost: Rs. 2625.62 Lacs Operational and Maintenance cost: Rs. 125.04 Lacs/annum		
40	CER Details with justification if any....as per MoEF & CC circular dated 01/05/2018	--		
4	Details of Court Cases/litigations w.r.t the project and project location, if any.	Litigation details are as follows:		
1		Party Name	Name of the Court	Case No.
		Nazirhussain	City Civil	Suit No

	Sharifhussain Ansari ("Plaintiff") V/s State of Maharashtra, M/s Sahajanand Enterprises Pvt Ltd and Sainath SRA CHS (Prop) ("Defendants")	Court Dindoshi	2314 of 2019
	Nadim Sharifhussain Ansari ("Plaintiff") V/s State of Maharashtra, M/s. Sahajanand Enterprises Pvt. Ltd. and Sainath SRA CHS (Prop) ("Defendants")	City Civil Court Dindoshi	Suit No 2315 of 2019
	Mohammad Alamgir Ansari ("Plaintiff") V/s State of Maharashtra, M/s Sahajanand Enterprises Pvt Ltd and Sainath SRA CHS (Prop) ("Defendants")	City Civil Court Dindoshi	Suit No 2316 of 2019
	Makhdoom Developers and its partner Mr. Nooruddin I. Qureshi ("Plaintiff") V/S Byramji Jeeebhoy Pvt Ltd, M/s Sahajanand Enterprises (M/s Transcon Enterpris), Jaffer Iqbal Khan ("Defendants")	City Civil Court Dindoshi	S.C. Suit No. 2215 of 2019
	Taherabano Abdul Shukoor Shaikh & 7 ors ("Plaintiff") V/S Slum Rehabilitation Authority, Deputy collector and Competant authority, Byramjee Jeejeebhoy Pvt Ltd, Sahajanand Enterprises, Sainath SRA Co Op Housing	City Civil Court Dindoshi	S.C. Suit No. 90 of 2020

	Society (Proposed) ("Defendants")		
	Harishchandra Motilal Gupta ("Appellant") V/s M/s Sahajanand Enterprises, City Survey Officer & Superintendent of Land Record ("Respondents")	Deputy Director of Land Records (DDLR), Old Custom House, Mumbai	Appeal No. 966 of 2019
	Mrs. Sitara Madanlal Gupta & 2 Ors., ("Appellants") V/s District Superintendent of Land Record, The City Survey Officer, Andheri & M/s Sahajanand Enterprises ("Respondents")	Deputy Director of Land Records (DDLR), Old Custom House, Mumbai	Appeal No. 968 of 2019
	Roopesh Jitan Singh and 4 Ors ("Applicants"), V/S The Chief Executive Officers, SRA & 6 Ors (the Respondents)	AGRC SRA	Application (L) No . 296 of 2018
	Norruddin Ismile Qureshi ("Plaintiff"), V/S M/s Sahajanand Enterprises / M/s Transcon Enterprises (the Defendant No.1) & Ors	City Civil Court , Dindoshi	Suit No. 3355 of 2018
	Babu Imam Shaikh (Petitioner) Versus Mumbai Municipal Corporation, Assisatant Municipal Commissioner and M/s. Sahajanand Enterprise	High Court	Writ petition no. 1184 of 2019
	Iqbal Imam Khan, and	High Court	Suit No.

	Ors (Plaintiffs) filled against the Erstwhile Owner Byramjee Jeejeebhoy Pvt Ltd and Heritage Estates Private Limited (Defendants)		1176 of 2008
	Byramjee Jeejeebhoy Private Limited ("Plaintiff"), V/S Mahalaxmi Builtarch and its two (2) partners Mr. Pankaj Kumar Jain and Mr. Hemant C. Patel	City Civil Court Dindoshi	S.C. Suit No. 968 of 2012
	Transcon Cassiopeia Private Limited (earlier known as M/s. MNP Associates, a partnership Firm), (the Petitioner) V/S the Municipal Corporation of Greater Mumbai ("MCGM") and Others	High court	Writ Petition No. 2982 of 2017
	Transcon Cassiopeia Private Limited (earlier known as M/s. MNP Associates, a partnership Firm) (the Petitioner) V/S the Municipal Corporation of Greater Mumbai ("MCGM") and Others	High Court	Writ Petition No. 2983 of 2017
	NOTICE	IGR PUNE	Revision Application No. 59 of 2016
	Roopesh Jitan Singh and Anr (the Petitioners) V/S State of Maharashtra and Others	High Court	Writ Petition No. 966 of 2019

		(“Respondents”)		
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The comparative statement showing project details approved as per earlier EC and proposed project details as given below:

COMPARATIVE - AREA STATEMENT				
No	Description	Appraised by SEAC-2 in 183rd SEAC 2 meeting dt. 18.08.2022	Proposed Expansion in EC	Remarks w.r.t. appraisal in SEAC 2 meeting dt. 18.08.2022 & EC received dt. 30.09.2022
1.	Total Plot Area (Sq.mt.)	22,960.53	22,960.53	No Change
2.	Net Plot Area (Sq.mt.)	21,391.78	21,391.78	
3.	Provision of RG area (Sq.mt.)	4172.03	4172.03	
4.	Built - up Area as per FSI (Including Fungible Area) (Sq.mt.)	1,10,590.28	1,09,753.55	Proposed decrease by 836.73 Sq.mt due to changes in planning of Rehabilitation and PTC Building 2
5.	Built - up Area as per Non-FSI (Sq.mt.)	1,12,649.09	1,09,575.80	Proposed decrease by 3073.29 Sq.mt.
6.	Total Construction Built-up Area (FSI + Non FSI) (Sq.mt.)	2,23,239.37	2,19,329.35*	Proposed decrease by 3910.02 Sq.mt (*Total construction built up area for the project is 2,19,329.35 sq.mt. out of which 47,990.04 sq.mt. area is of Rehabilitation and PTC building 2 and 1,71,339.31 sq.mt. area is of Sale building.)
7.	Parking spaces provision (Nos.)	4W: 1458 2W: 561	4W: 1458 2W: 561	No change
COMPARATIVE: PROJECT PROPOSAL				
Appraised by SEAC-2 in 183rd SEAC 2 meeting dt. 18.08.2022		Proposed Expansion in EC		Remarks w.r.t. appraisal in SEAC 2 meeting dt. 18.08.2022 & EC received dt. 30.09.2022
Rehabilitation Building				
Rehabilitation Building 1:		Rehabilitation Building 1:		• No change

Ground + 21 Floors Flats: 97 Nos. Project Affected Person (PAP): 41 Nos. Residential/ Commercial (R/C): 2 Nos. Shops: 3 Nos. Balwadi: 2 Nos. Welfare Centre: 2 Nos. Society Office: 2 Nos.	Ground + 21 Floors Flats: 97 Nos. Project Affected Person (PAP): 41 Nos. Residential/ Commercial (R/C): 2 Nos. Shops: 3 Nos. Balwadi: 2 Nos. Welfare Centre: 2 Nos. Society Office: 2 Nos.	• Occupied and Handed over to Society
Rehabilitation & PTC building 2: 2 Basements + Ground floor + Podium + 1 st to 17 th floors Rehab wing : Flats: 394 Nos. Residential/ Commercial (R/C): 3 Nos. Shops/Commercial: 35 Nos. Balwadi: 2 Nos. Welfare Centre: 2 Nos. Society Office: 4 Nos. Amenity: 6 Nos. Community Hall: 1 No. PTC wing: Flats: 236 Nos. Balwadi: 1 No. Welfare Centre: 1 No. Society Office: 2 No. Religious structure : 2 Nos.	Rehabilitation and PTC Building 2: Part 1: 2 Basements + Ground floor + Podium + 1 st to 22 nd floors Part 2: 2 Basements + Ground floor + Podium + 1 st to 8 th floors Part 3: 2 Basements + Ground floor + Podium + 1 st to 7 th floors Rehab wing : Flats: 394 Nos. Residential/ Commercial (R/C): 3 Nos. Shops/Commercial: 35 Nos. Balwadi: 2 No. Welfare Centre: 2 No. Amenity: 6 Nos. Community Hall: 1 No. Society Office: 4 Nos. PTC Wing: Flats: 238 Nos. Balwadi: 1 No. Welfare Centre: 1 No. Society Office: 2 Nos. Religious structure: 2 Nos.	Proposed increase in the 5 nos. of floors of Part 1 of building. Decrease in floors of Part2 and Part 3 of this buildings No change in the number of units of Rehab portion. Flats: Proposed increase in 2 nos. of PTC wing.
Sale Tower 1: Basement (P1) + Stilt (P2) + 3 Podium (P3 to P5) + E-Deck (P6) +	Sale Tower 1: Basement (P1) + Stilt (P2) + 3 Podium (P3 to P5) + E-	No Change

7 th to 36 th Floors	Deck (P6) + 7 th to 36 th Floors		
Sale Tower 2: B1 + B2 + P1 to P6 + 7 th to 38 th Floors	Sale Tower 2: B1 + B2 + P1 to P6 + 7 th to 38 th Floors		
Sale Tower 3: 3 Basements + P1 to P6 + 7 th to 38 th Floors	Sale Tower 3: 3 Basements + P1 to P6 + 7 th to 38 th Floors		
Sale Tower 4: Service floor + Lower ground + 1 st to 6 th Podium + 7 th to 29 th floor	Sale Tower 4: Service floor + Lower ground + 1 st to 6 th Podium + 7 th to 29 th floor		
Total Sale flats: 1070 Nos. Shops: 9 Nos.	Total Sale flats: 1070 Nos. Shops: 9 Nos.		
COMPARATIVE STATEMENT - ENVIRONMENTAL PARAMETERS			
Description	Appraised by SEAC-2 in 183rd SEAC 2 meeting dt. 18.08.2022	Expansion in EC	Remarks w.r.t. appraisal in SEAC 2 meeting dt. 18.08.2022 & EC received dt. 30.09.2022
Occupancy (Nos.)	8869	8877	Proposed increase by 8 nos. due to increase in 2 nos. of flats in Rehabilitation and PTC Building 2.
Total Water Requirement (KLD)	1176	1178	Proposed increase by 2 KLD due to increase in occupancy
Sewage Generation (KLD)	1003	1005	Proposed increase by 2 KLD due to increase in water requirement
Solid Waste Generation (Kg/day)	3865	3869	Proposed increase by 4 kg/day due to increase in occupancy

3. The proposal has been considered by SEIAA in its 259th (Day-1) 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 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) CFO NOC.
3. PP to submit Indemnity Bond indemnifying Environment Department, SEAC-2, SEIAA with respect to any legal consequences arising out of pending court cases.

4. PP to submit certified six-monthly compliance report of earlier EC from Regional Office, MOEF&CC, Nagpur.
5. PP to reduce discharge of treated water up to 35%; PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
6. PP to submit plan to reduce the retrieval time for evacuation of both vehicles and human population in case of disaster.
7. PP to maintain % of RG area provided on ground & podium as per prevailing DCR & accordingly submit revised RG area calculation.

B. SEIAA Conditions-

1. This EC is restricted for Tower 3 up to 113.41 m height only as per Civil Aviation 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- 107950.84 m², Non FSI- 108754 m², Total BUA-216704.84 m². (Plan approval No-SRA/ENG/3378/KW/PL/AP, 23.01.2023, dated-23.03.2022 & 23.01.2023, SRA/DDTP/633/KW/PL/AP, dated-31.03.2022)

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.