



File No: Proposal No : SIA/MH/INFRA2/556431/2025
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), MAHARASHTRA)



Date **07/01/2026**



To,

Mr Parag Khansaheb
parle products private limited
North Level Crossing (Shahaji Raje Road) Vile Parle (East) Mumbai - 400 057, Vile Parle (East) ,
MUMBAI, MAHARASHTRA, 400057
parag.khansaheb@parle.biz

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/INFRA2/556431/2025 dated 29/10/2025 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.	EC25B3813MH5912324N
(ii) File No.	Proposal No : SIA/MH/INFRA2/556431/2025
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Environment Clearance for proposed commercial development on land bearing CTS Nos. 398 TO 404, 404/1 TO 13, 405, 406, 414, 414/1 TO 15, 415 TO 417, 529/E(PT), 530, 530/1 TO 19, 531,533, 533/1 TO 24, 534, 538A of Village Vile Parle (East), North Level Crossing (Shahaji Raje Road), Mumbai – 400 057.
(viii) Name of Company/Organization	parle products private limited
(ix) Location of Project (District, State)	MUMBAI, MAHARASHTRA
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

Plot/Survey Khasra Nos.:

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, 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. Mr Parag Khansaheb 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. 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.
12. This issues with the approval of the Competent Authority

1. Specific Condition

S. No	EC Conditions																						
1.1	<table> <tr> <th>Sr. No.</th><th>Conditions</th></tr> <tr> <td>1.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.</td></tr> <tr> <td>2.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time</td></tr> <tr> <td></td><td>PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.</td></tr> <tr> <td></td><td>PP to make commercial area as single use plastic free area.</td></tr> <tr> <td></td><td>PP to provide oil and grease separator at out let of hotel/restaurant drains and at inlet of STP.</td></tr> <tr> <td></td><td>PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per recent Hon'ble High Court order.</td></tr> <tr> <td></td><td>PP to provide on line air quality monitoring system along with provision of legible display board (Digital) of air quality status on 24x7 basis and include cost in EMP.</td></tr> <tr> <td></td><td>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.</td></tr> <tr> <td>9.</td><td>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.</td></tr> <tr> <td>10.</td><td>PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.</td></tr> </table>	Sr. No.	Conditions	1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.	2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time		PP Shall obtain all other relevant NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an Occupation certificate unless the applicant obtains all NOCs.		PP to make commercial area as single use plastic free area.		PP to provide oil and grease separator at out let of hotel/restaurant drains and at inlet of STP.		PP to complete compensatory tree plantation in lieu of tree cutting/transplantation as mentioned in the tree NOC before actual cutting/transplantation of trees as per recent Hon'ble High Court order.		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.	9.	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.	10.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
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Annexure 2**Details of the Project**

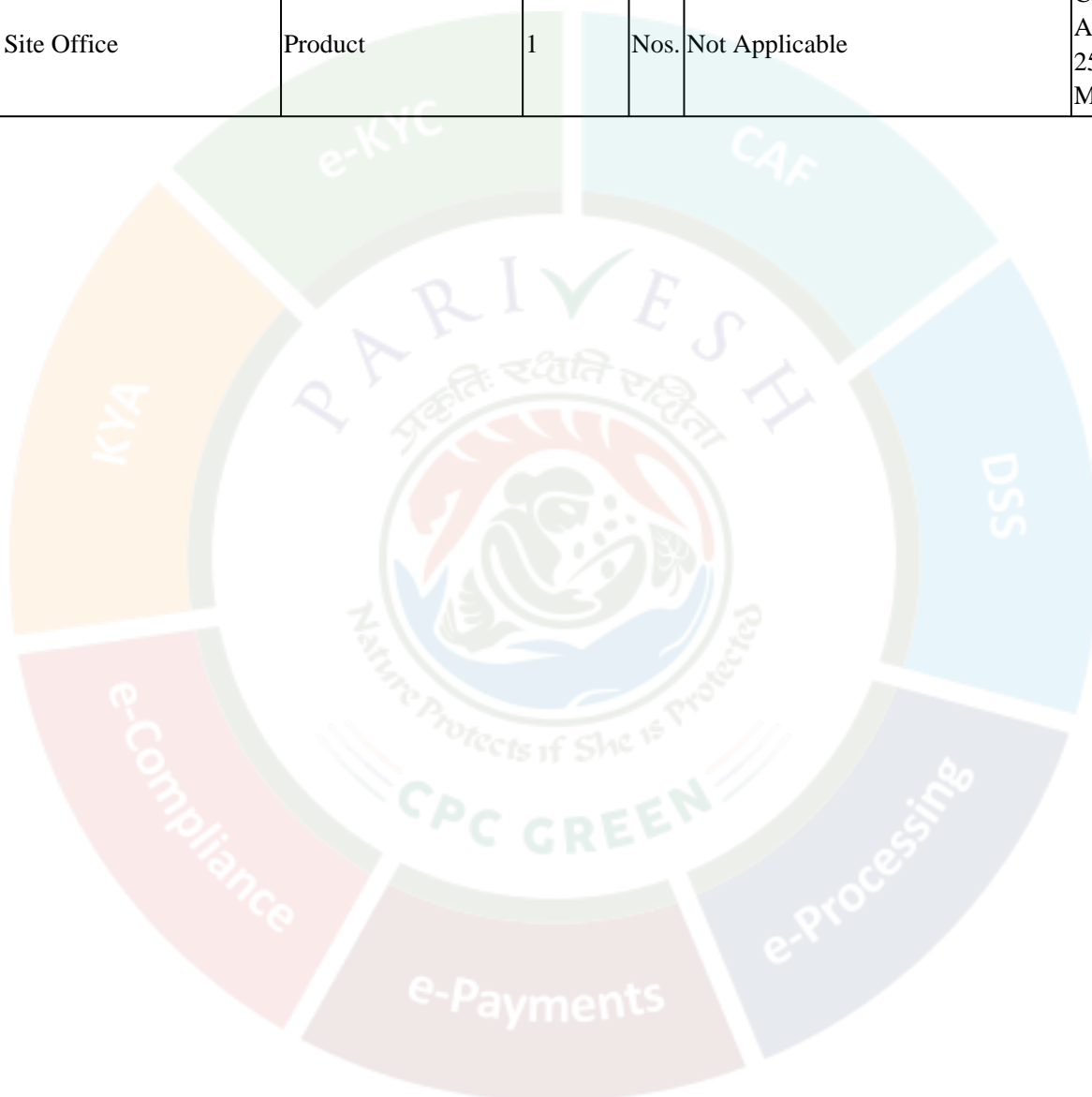
S. No.	Particulars	Details
a.	Details of the Project	Environment Clearance for proposed commercial development on land bearing CTS Nos. 398 TO 404, 404/1 TO 13, 405, 406, 414, 414/1 TO 15, 415 TO 417, 529/E(PT), 530, 530/1 TO 19, 531,533, 533/1 TO 24, 534, 538A of Village Vile Parle (East), North Level Crossing (Shahaji Raje Road), Mumbai – 400 057.

S. No.	Particulars	Details	
b.	Latitude and Longitude of the project site	19.10581541970811,72.84511906241362 19.10881512665842,72.84832025807634	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	5.4438
		Forest Land (B)	0
		Total Land (A+B)	5.4438
d.	Date of Public Consultation	Public consultation for the project was held on	
e.	Rehabilitation and Resettlement (R&R) involvement	NO	
f.	Project Cost (in lacs)	396139	
g.	EMP Cost (in lacs)	759.78	
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)
Office	Product	17	Nos.	Not Applicable	Carpet Area: 70841.98 Sq. M
Retail	Product	13	Nos.	Not Applicable	Carpet Area: 5201.17 Sq. M
Retail F & B	Product	8	Nos.	Not Applicable	Carpet Area: 5096.57 Sq. M
Restaurants	Product	4	Nos.	Not Applicable	Carpet

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					Area: 1962.62 Sq. M
Amenities – Gym, Spa etc.	Product	6	Nos.	Not Applicable	Carpet Area: 457.42 Sq. M
Existing Site Office	Product	1	Nos.	Not Applicable	Carpet Area: 254.92 Sq. M



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/556431/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Parle products private limited.
North Level Crossing (Shahaji Raje Road)
Vile Parle (East) Mumbai- 400057

Subject : Environmental Clearance for proposed commercial development on land bearing CTS Nos. 398 TO 404, 404/1 TO 13, 405, 406, 414, 414/1 TO 15, 415 TO 417, 529/E(PT), 530, 530/1 TO 19, 531,533, 533/1 TO 24, 534, 538A of Village Vile Parle (East), North Level Crossing (Shahaji Raje Road), Mumbai by M/s. Parle products private limited.

Reference : Application no. SIA/MH/INFRA2/556431/2025.

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 259th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 316th (Day-3) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 24th December, 2025.

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

Sr. No.	Description	Details
1.	Proposal Number	SIA/MH/INFRA2/556431/2025
2.	Name of Project	Environment Clearance for proposed commercial development on land bearing CTS Nos. 398 TO 404, 404/1 TO 13, 405, 406, 414, 414/1 TO 15, 415 TO 417, 529/E(PT), 530, 530/1 TO 19, 531,533, 533/1 TO 24, 534, 538A of Village Vile Parle (East), North Level Crossing (Shahaji Raje Road), at Vile Parle (East), Mumbai – 400057.
3.	Project category	Category B Schedule: 8(B) Townships & Area Development Projects Covering an area \geq 50 ha and or Built-up area \geq 1,50,000 Sq. m
4.	Type of Institution	Private
5.	Project Proponent	Name
		M/s. Parle Products Private Limited
		Regd. Office address
		North Level Crossing (Shahaji Raje Road) Vile Parle (East) Mumbai- 400057
		Contact
		9820577627

		number					
		e-mail	parag.khansaheb@parle.biz				
6.	Consultant	Name: M/s. AQURA Enviro Projects Pvt. Ltd. NABET Accreditation number: NABET/EIA/25-28/RA 0390 Validity: 29.01.2028					
7.	Applied for	New Environment Clearance					
8.	Location of the project	CTS Nos. 398 TO 404, 404/1 TO 13, 405, 406, 414, 414/1 TO 15, 415 TO 417, 529/E(PT), 530, 530/1 TO 19, 531,533, 533/1 TO 24, 534, 538A of Village Vile Parle (East), North Level Crossing (Shahaji Raje Road), at Vile Parle (East) Mumbai – 400 057.					
9.	Latitude and Longitude	19° 6'21.58"N, 72°50'42.44"E (SW)					
10.	Plot Area (sq.m.)	54,438.80 Sq. M.					
11.	Deductions (sq.m.)	1,030.57 Sq. M.					
12.	Net Plot area (sq.m.)	53,408.23 Sq. M.					
13.	Ground coverage (m ²) & %	Ground Coverage Area: 25640.08 Ground Coverage Percentage: 49.45%					
14.	FSI Area (sq.m.)	1,21,698.09 Sq. M.					
15.	Non-FSI (sq.m.)	68,662.43 Sq. M.					
16.	Proposed built-up area (FSI + Non FSI) (sq.m.)	1,90,360.52 Sq. M.					
17.	TBUA (m ²) approved by Planning Authority till date	Concession approval No. P-25962/2025/(398 TO 404 AND OTHER)/K/E WARD/VILE PARLE/337/1/NEW dated 29.10.2025 FSI Area approved as per concession: 51,913.95 Sq. M.					
18.	Earlier EC details with Total Construction area, if any.	Not Applicable					
19.	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not Applicable					
20.	Previous EC / Existing Building			Proposed Configuration		Reason for Modification / Change	
	Building Name	Configuration	Height (m)	Building Name	Configuration		Height (m)
				Building No. 1: Wing A	2 Basements (Parking + Services) + Ground Floor (Commercial + Services + Parking) + 1st to 6th Upper floors (Commercial)	29.25 m	--
				Building No. 1: Wing B	2 Basements (Services) + Ground Floor & 1st floor (Commercial) +	30.70 m	--

					2nd to 6th Floor (Parking) + 7th to 8th Upper floors (Commercial)		
				Wing A & Wing B interconnected from the 2nd floor to the top floor with 2.00 m wide Passage			--
				Mechanical Parking Tower	3 Nos.	29.90 m	--
				Building no. 2	2 Basements (Parking) + Ground Floor (commercial) + 1st to 6th upper Floors (Commercial)	30.00 m	--
				Parking Structure Annexed to Building 2	Ground to 6 th Floor	30.00 m	--
				Building no. 3	2 Basements (Parking) + Ground Floor (Entrance Lobby) + 1st to 6th Upper Floors (Commercial)	28.95 m	--
				1 Existing Site office to be retained	Ground Floor	6.00 m	--
21.	No. of Tenements & Shops			Building No. 1: Wing A - Retail – 2 (1281.8 Sq. M), Retail F & B – 8 (5096.6 Sq. M), Office – 5 (28356.2 Sq. M), Restaurant & Food court – 1 (2657.17 Sq. M) Building No. 1: Wing B - Restaurant – 3 (1962.6 Sq. M), Amenities – 6 (457.4 Sq. M) Building No. 2: Retail – 11 (3919.4 Sq. m), Office – 6 (39007.4 Sq. M) Building No. 3: Office – 6 (3478.38 Sq. M) Existing Site Office: 1 (254.92 Sq. M)			
22.	Total Population			13807 Nos.			
23.	Total Water Requirements CMD			Domestic water: 289 Flushing Water: 229 Total Water Requirement: 518			
24.	Under Ground Tank (UGT) location			Basement 1 & 2			
25.	Source of water			Municipal Corporation of Greater Mumbai, treated water from STP's and harvested rainwater.			

26.	Sewage Generation CMD & % of sewage discharge in sewer line	460 CMD		
27.	STP Capacity & Technology	Building No. 1 - 273 KLD, Building No. 2 - 229 KLD Building No. 3 - 17 KLD STP Technology - Moving Bed Bioreactor Technology (MBBR)		
28.	STP Location	Below Ground		
29.	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	65	Recyclable waste (paper waste, plastic and metal scrap steel / glasses) will be sold to recyclers.
		Wet waste	43	Food and other waste are handed over to local authority for disposal. Dustbins shall be provided for collection of the same.
		Construction waste	1000	All construction waste shall be collected and segregated properly. Mostly of that will be recycled for the construction activity. Surplus shall be disposed off as per Construction & Demolition Waste Management Rules, 2016.
30.	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	887	Recyclable material will be handed over to recyclers & non-recyclable material to local authority
		Wet waste	592	Will be treated in OWC & manure will be used on site
		E-Waste	Cannot be quantified	Will be handed over to authorized E-waste recyclers
		STP Sludge (dry)	48	Will be used as manure on site & excess will be sold
31.	R.G. Area in sq.m.	RG required = 7777.80 Sq. M. Total R. G. area Provided = 8018.40 Sq. M. Total R. G. area Provided on mother earth = 8018.40 Sq. M. Paved RG on ground = 728.00 Sq. M. Existing trees on plot: 508 Nos. Number of trees to be cut: 129 Nos.		

		Number of trees to be transplanted: 68 Nos. Trees to be retained: 311 Nos.
		Number of trees to be planted: 1851 Nos. a) In RG area: 648 Nos. b) In Miyawaki Plantation (With Area): 1203 Nos; Area: 401 Sq. M.
		Number of trees after development: 2230 Nos.
32.	Power requirement	During Operation Phase Source: TATA Power Connected load: 17,726 kW Demand load: 10,353 kW
33.	Energy Efficiency	a) Total Energy saving (%): 20.82% b) Solar Energy (%): 5.03%
34.	D.G. set capacity	Building No. 1 - Wing A & B, Parking tower & Site office: 3 x 2000 KVA Building No. 2 & 3: 4 x 2000 KVA
35.	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler Parking: 1809 Nos. 2-Wheeler Parking: 178 Nos. 25% EV: 496 Nos.
36.	No. & capacity of Rainwater harvesting tanks /Pits	Building No. 1 - Wing A & B: 2 x 221cum (2 days Capacity) Building No. 2: 2 x 183 cum (2 days Capacity) Building No. 3: 1 x 34 cum (2 days Capacity)
37.	Project Cost in (Cr.)	Rs. 3961.39 Cr.
38.	EMP Cost	During Construction Phase 1. Capital Cost: 311.1 Lakh 2. O & M Cost: 82.6 Lakh/year During Operation Phase (EMP + DMP) 1. Capital Cost: 844.78 Lakh 2. O & M Cost: 65.28 Lakh/year
39.	CER Details with justification if any....as per MoEF&CC circular dated 01/05/2018	Not Applicable
40.	Details of Court Cases/litigations w.r.t the project and project location, if any.	No

3. Proposal has been considered by SEIAA in its 316th (Day-3) meeting held on 24th December, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
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9. 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.
10. PP to dispose of all e-waste as per E-Waste Management Rules, 2016 and 2022, amended from time to time.

SEIAA Conditions-

1. PP has provided mandatory RG area of 7777.80 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
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. This EC is restricted up to height of 28.81m. for Building No. 1 Wing A & 30.40m For Building No. 1 Wing B as per Civil Aviation NOC dated 07/10/2025.
5. This EC is restricted to a TBUA of 84,900m² as per CFO NOC dated 2025/09/08.
6. This EC excludes other building no 2, parking structure to building no 2, building no 3 which do not have CFO NOC and IOD.
7. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
8. 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.
9. 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.
10. SEIAA decided to grant EC for-FSI 51,913.95 m², Non FSI- 35221.02 m², total BUA 87134.97 m². (Plan approval No- No. P-25962/2025/ (398 TO 404 AND OTHER)/K/E WARD/VILE PARLE/337/1/NEW, dated-26/09/2025) (FSI, Non FSI and TBUA 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, Municipal Corporation Greater Mumbai (MCGM).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.