



File No: SIA/MH/INFRA2/520207/2025

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



Date 23/09/2025



To,

Sunil Shah
AJMERA REALTY & INFRA INDIA LTD
2nd Floor, Citi Mall, Link Road, Andheri west, Mumbai , Andheri west, MUMBAI, MAHARASHTRA,
, 400053
bhaktipark123@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/INFRA2/520207/2025 dated 25/01/2025 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.	EC25B3813MH5464634N
(ii) File No.	SIA/MH/INFRA2/520207/2025
(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	Application for Amendment/Expansion in EC & CRZ Clearance for Residential Cum Commercial Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai, Maharashtra by M/s Ajmera Realty & Infra India Limited.
(viii) Name of Company/Organization	AJMERA REALTY & INFRA INDIA LTD
(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.: at plot bearing CTS. No. 1A/1 , 1A/2 , 1A/3 , 1A/6 of Village Anik , Chembur (M-Ward) , Wadala (E) , Mumbai , Maharashtra

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 Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , 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. Sunil Shah 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 operational 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

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

1. Specific Condition

S. No	EC Conditions																
1.1	During discussion following points emerged: <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>3.</td><td>PP to obtain (i) HRC NOC (ii) Storm Water Drain NOC.</td></tr> <tr> <td>4.</td><td>PP to submit copy of Certified Compliance Report of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur.</td></tr> <tr> <td>5.</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>6.</td><td>PP to complete tree plantation within the site during construction phase.</td></tr> <tr> <td>7.</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	3.	PP to obtain (i) HRC NOC (ii) Storm Water Drain NOC.	4.	PP to submit copy of Certified Compliance Report of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur.	5.	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	6.	PP to complete tree plantation within the site during construction phase.	7.	PP to dispose all e-waste as per E-Waste Management Rules, 2016 and 2022 amended from time to time.
Sr. No.	Conditions																
1.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.																
2.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time																
3.	PP to obtain (i) HRC NOC (ii) Storm Water Drain NOC.																
4.	PP to submit copy of Certified Compliance Report of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur.																
5.	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																
6.	PP to complete tree plantation within the site during construction phase.																
7.	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 Amendment/Expansion in EC & CRZ Clearance for Residential Cum Commercial Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai, Maharashtra by M/s Ajmera Realty & Infra India Limited.
b.	Latitude and Longitude of the project site	19.02573809682306,72.8778685876622 19.03515625762691,72.8818821072631

S. No.	Particulars	Details	
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved	Area in Ha
		Non-Forest Land (A)	11.1732
		Forest Land (B)	0
		Total Land (A+B)	11.1732
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)	53500	
g.	EMP Cost (in lacs)	730	
h.	Employment Details		

Details of Products & By-products

Name of the product /By-product	Product / By-product	Existing	Proposed	Total	Unit	Mode of Transport / Transmission
Built-up area	Product	318582.93	149198.15	467781.07999999996	Sqm	Road

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No.
SIA/MH/INFRA2/520207/2025
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s Ajmera Realty & Infra India Limited.
Citi Mall, 2nd floor, Link Road,
Andheri (W), Mumbai-400053

Subject : Environmental Clearance for Amendment/Expansion in EC & CRZ Clearance for Residential Cum Commercial Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai, Maharashtra by M/s Ajmera Realty & Infra India Limited.

Reference : Application no. SIA/MH/INFRA2/520207/2025

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 237th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 303rd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 25th August, 2025.

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

Sr. No	Description	Details
1	Whether the project falls within 5km of any protected area notified under Wildlife (Protection) Act, 1972, Critically Polluted Areas and Severely Polluted Areas as identified by the CPCB, eco-sensitive areas notified under Section 3(2) of Environment (Protection) Act, 1896 as per Hon'ble National Green Tribunal order dated 9th August 2024	No
2	Proposal No.	SIA/MH/INFRA2/520207/2025
3	Name of Project	Application for Amendment/Expansion in EC & CRZ Clearance for Residential Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai, Maharashtra by M/s Ajmera Realty & Infra India Limited.
4	Project category	8 (b) B1 category

Sr. No	Description			Details			
5	Type of Institution			Private			
6	Project Proponent			Name	Mr. Sunil Shah		
				Regd. Office address	Citi Mall, 2nd floor, Link Road, Andheri (W), Mumbai-400053		
				Contact number	022- 66984000		
				E-mail	sunilshah@ajmera.com		
7	Consultant details			Mahabal Enviro Engineers Pvt. Ltd. Accredited by NABET vide No. NABET/EIA/23-26/RA 0316 valid upto 06.11.2026			
8	Applied for			Amendment & Expansion in EC			
9	Location of the project			CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai, Maharashtra.			
10	Latitude and Longitude			Latitude: 19°8'38.32"N and Longitude: 72°55'30.19"E			
11	Plot area (sq.m.)			1,11,732.32 m ²			
12	Deductions (sq.m.)			10,363.22 m ²			
13	Net Plot area (sq.m.)			98,268.98 m ²			
14	Ground coverage (m ²) & %			25,500.80 m ² (25.95%)			
15	FSI Area (sq.m.)			2,13,933.09 m ²			
16	Non-FSI (sq.m.)			2,53,848.0 m ²			
17	Proposed built-up area (FSI + Non FSI) (sq.m.)			4,67,781.09 m ²			
18	TBUA (m ²) approved by Planning Authority till date			3,18,582.93 m ² (The plan is approved from BMC vide No. CHE/EC/3635/M/W/337 (NEW)/337/10/Amend, dated 05.02.2024)			
19	Earlier EC details with Total Construction area, if any.			Obtained the EC vide letter No. SEAC 2011/ CR-26/TC-2 dt. 21.03.2013, Subsequent Amendment/ Expansion in EC vide SEIAA-EC-0000002343 dated. 10.11.2020. 2 nd Amendment/ Expansion in EC vide letter No. EC22B039MH133375 dt. 26.02.2022. 3 rd Amendment/ Expansion in EC vide letter No. EC24B039MH161668 dt. 08.02.2024 for Plot Area 1,11,732.32 m ² , Total Construction area 3,18,582.93 m ² (FSI Area: 1,51,126.37 m ²)			
20	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)			The construction work is started as per the ECs received. As on date, we have constructed 2,33,357.64 m ² (FSI area: 90,772.37 m ²).			
21	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Bldg. Name	Config.	Height (m)	Bldg. Name	Config.	Height (m)	
	Bldg.1 (A & B)	B + S + G + 8P + 1 st to 30 th floors	147.8	Bldg.1 (A & B)	B + S + G + 8P + 1 st to 30 th Floor	147.8	No Change Status: Constructed & Occupied

Sr. No	Description			Details			
	Bldg. 2 (A&B)	B + S + G + 5P + 1 st to 34 th Floor	138.66	Bldg. 2 (A&B)	B + S + G + 5P + 1 st to 34 th Floor	138.66	No Change Status: Constructed & Occupied
	Bldg.3 (A & B)	3B + S/G + 8P* + E-Deck + 1st to 35 th Floor (*Inadvertently it was mentioned as 3P)	146.4	Bldg.3 (A & B)	3 Basements + Gr/Stilt + Mezz + 1 st To 5 th Podium Parking Fl. + 6 th E-Deck Lvl. + 7 th To 43 rd Upp. Floor	143.40	Addition of 2 Habitable floors reduction of 1 podium Status: Construction till 3B + G/St +9 slab
	--	---	--	Bldg. 4 (A&B)	1 Basement + Gr/stilt + mezz + 1 st to 5 th Podium parking fl. + 6 th E-Deck lvl. + 7 th to 36 th upp.flors	121.35	Newly added
	Bldg. 6 (A, B, C & D)	S + 22	69.95	Bldg. 6 (A, B, C & D)	S + 22	69.95	No Change Status: Wing A: 10 th Slab Wing B: 11 th Slab Wing C & D Construction completed
	Parking Tower	-	-	Parking Tower	01 No. (32 Levels)	69.95	Newly added
22	No. of Tenements & Shops			Flats: 1,854 Nos. & Commercial shops (Area): 2,558 m ² .			
23	Total Population			10,025 Nos.			
24	Total Water Requirements CMD			1,333 KLD			
25	Under Ground Tank (UGT) location			Basement/Underground			
26	Source of water			BMC			
27	STP Capacity & Technology			5 STP's of total capacity 1,490 KLD with MBBR technology			
28	STP Location			Basement			
29	Sewage Generation CMD & % of sewage discharge in sewer line			Sewage Generation: 1,242 KLD, % Discharge in Municipal sewer line: 14 %			
30	Solid Waste Management during Construction Phase			Type	Quantity (Kg/d)	Treatment / disposal	
				Dry waste	20	Handed Over to Authorized recycler	

Sr. No	Description	Details		
		Wet waste	30	Handed over to local body
		Construction waste (m ³)	10,500	As per Construction & Demolition Waste Management Rules 2016
31	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	2,468	Handed Over to Authorized recycler
		Wet waste	2,468	Mechanical composting machine of 1,600 kg/d
		E-Waste (Ton/year)	21	Handed Over to Authorized recycler
		STP Sludge (dry)	12	STP sludge will be composted
32	R.G. Area in sq.m.	RG required (25% of 79,532.2 m ²): 19,883.05m ²		
		RG provided on Mother earth: 24,570.15 m ²		
		Total RG Provided: 24,570.15 m ²		
		Existing trees on plot: 1,117 Nos.		
		Number of trees to be planted: a) In RG & Plot Boundary area: 200 Nos. b) In Miyawaki Plantation (with area): 3,685 Nos. (area: 1,228.50 m ²)		
		Number of trees were cut: Nil. Number of trees were transplanted: Nil. Number of trees were Retained: 1,117 Nos. Total Trees on plot: 5,002 Nos. (Including New + Miyawaki + Retained + Transplanted trees)		
33	Power requirement	During Operation Phase:		
		Details:	BEST	
		Connected load	33.6 MW	
		Demand load	18.0 MW	
34	Energy Efficiency	a) Total Energy saving (%): 18.35% b) Solar energy (%): 6.7 % (Solar Hot water panels: 300 Nos)		
35	D.G. set capacity	Total 5,560 kVA (2 x 1000, 2 X 630, 2 X 750 & 2 x 400)		
36	No. of 4-W & 2-W Parking with 25% EV	4W: 3,586 Nos., & 2W: 881 Nos. (EV charging points: 25%)		
37	No. & capacity of Rain water harvesting tanks /Pits	05 Rainwater Harvesting Tank of 465 KL capacity		
38	Project Cost in (Cr.)	Rs. 535 Cr. (Including expansion cost wrt earlier EC Rs. 364 Crs)		
39	EMP Cost	Construction Phase: Rs. 90 Lakh/year Operation Phase: Capital Cost: Rs. 760 Lakh, O & M Cost: Rs. 155 Lakh/yr		

Sr. No	Description	Details
40	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)
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No court case is pending against the project.

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

Sr. No.	Description	As per EC vide No. EC24B039MH161668 dated. 08.02.2024		Proposed Amendment/Expansion	Remarks
1	Survey no.	Amendment/Expansion in EC & CRZ Clearance for Residential Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai, Maharashtra by M/s Ajmera Realty & Infra India Limited.		Amendment/Expansion in EC & CRZ Clearance for Residential Project "Bhakti Park" at plot bearing CTS. No. 1A/1, 1A/2, 1A/3, 1A/6 of Village Anik, Chembur (M-Ward), Wadala (E), Mumbai, Maharashtra by M/s Ajmera Realty & Infra India Limited.	
2	Total Plot Area	1,11,732.32 m ²		1,11,732.32 m ²	No change
3	FSI Area (m ²)	1,51,126.37 m ²		2,13,933.09 m ²	Increased due to applicability of DCPR 2034
4	Non FSI Area (m ²)	1,67,456.55 m ²		2,53,848.00 m ²	
5	Total Construction Area (m ²)	3,18,582.93 m ²		4,67,781.09 m ²	
6	Bldg. configurations	Bldgs. Details	Bldg. Conf.	Bldgs. Details	Bldg. Conf.
		Bldg.1 (A & B)	B + S + G + 8P +1 st to 30 th floors	Bldg.1 (A & B)	B + S + G + 8P +1 st to 30 th Floor
		Bldg. 2 (A&B)	B + S + G + 5P +1 st to 34 th Floor	Bldg. 2 (A&B)	B + S + G + 5P +1 st to 34 th Floor
		Bldg.3 (A & B)	3B + S/G + 8P* + E-Deck + 1 st to 35 th Floor (*Inadvertently it was mentioned as 3P however area was considered for all 8 podiums)	Bldg.3 (A & B)	3 Basements + Gr/Stilt + Mezz + 1 st To 5 th Podium Parking Fl. + 6 th E-Deck Lvl. + 7 th To 43 rd Upp. Floor

Sr. No.	Description	As per EC vide No. EC24B039MH161668 dated. 08.02.2024		Proposed Amendment/Expansion		Remarks
		--	---	Building 4 (A&B)	1 Basement + Gr/stilt + mezz 1 st to 5 th Podium parking fl. + 6 th E-Deck lvl. + 7 th to 36 th upper floors	Newly added
		Bldg. 6 (A, B, C & D)	S + 22	Bldg. 6 (A, B, C & D)	S + 22	No Change Status: Wing A: 10 th Slab Wing B: 11 th Slab Wing C & D: Construction completed
		Parking Tower	-	Parking Tower	1 No. (32 Levels)	Newly added
7	Nos. of Flats	Residential: 1,370 Nos.		Residential: 1,854 Nos.		Increased
8	Population	7,022 Nos.		10,025 Nos.		Increased
9	Water Requirement	1,111 KLD		1,333 KLD		All parameters have increased due to increase in population
10	Waste Water Generation	886 KLD		1,242 KLD		
11	STP Capacity and technology	1,070 KLD (4 STPS)		1,490 KLD (5 STPs)		
12	Solid Waste generation	Total: 3,517 kg/day		Total: 4,936 kg/day		
		Biodegradable: 2,110.2 kg/day		Biodegradable: 2,468 kg/day Mechanical Composting Units of total 2,550 kg/d		
		Non-Biodegradable: 1,406.8 kg/day		Non-Biodegradable: 2,468 kg/day		
13	Power Requirement	Connected load: 25.1 MW		Connected load: 33.6 MW		Increased due to increase in flats
		Demand: 12.6 MW		Demand: 18.0 MW		
14	D.G set	4,060 kVA (2 x 1000, 2 X 630 & 2 x 400)		5,560 kVA (2 x 1000, 2 X 630, 2 X 750 & 2 x 400)		
15	Green development	Required: 19,883.05 m ² Proposed: 19,889.24 m ²		Required: 19,883.05 m ² Proposed: 24,570.15 m ²		Provided as per Norms

Sr. No.	Description	As per EC vide No. EC24B039MH161668 dated. 08.02.2024	Proposed Amendment/Expansion	Remarks
16	Rain Water Harvesting	4 RWH tanks of 319 KL	5 RWH tanks of 465 KL	Increased
17	Parking provide	2-wheeler: 328 Nos.	2-wheeler: 881 Nos.	Provided as per Norms
		4-wheeler: 3,518 Nos.	4-wheeler: 3,586 Nos.	
18	Project cost (Rs.)	171.0 Cr	535.0 Cr	Increased by 364 Cr.

3. Proposal is an expansion of existing construction project. PP had obtained earlier EC vide letter No. SEAC 2011/ CR-26/TC-2 dated 21.03.2013, Subsequent Amendment/ Expansion in EC vide SEIAA-EC-0000002343 dated. 10.11.2020. 2nd Amendment/ Expansion in EC vide letter No. EC22B039MH133375 dated. 26.02.2022. 3rd Amendment/ Expansion in EC vide letter No. EC24B039MH161668 dated. 08.02.2024 for Total Construction built up area of 3,18,582.93 m². Proposal has been considered by SEIAA in its 303rd meeting held on 25th August, 2025 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area as per prevailing Hon'ble Supreme Court Order.
2. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of requirement of EIA notification 2006, amended from time to time.
3. PP to obtain (i) HRC NOC (ii) Storm Water Drain NOC.
4. PP to submit copy of Certified Compliance Report of earlier EC to be obtained from the Regional Office of MoEF&CC, Nagpur.
5. 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.
6. PP to complete tree plantation within the site during construction phase.
7. PP to dispose 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 24,931.55 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. 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.

5. 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.
6. SEIAA decided to grant EC for-FSI:- 2,13,933.09 m2, Non FSI- 2,53,848.0 m2, total BUA- 4,67,781.09 m2. (Plan approval No. P- 5219/2020/(1A/1 AND OTHER)/M/W WARD/ANIK-W/337 dt. 04.03.2025) (Restricted as per appraisal)

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

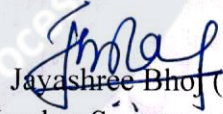
implementation of the stipulated environmental safeguards.

- 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.
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.